

REPORT TO THE HEARING OFFICER

| | | |
|-------------------------|---|-----------------|
| DATE ISSUED: | July 7, 2022 | |
| HEARING DATE: | July 19, 2022 | AGENDA ITEM: 12 |
| PROJECT NUMBER: | PRJ2021-000439-(5) | |
| PERMIT NUMBER(S): | Conditional Use Permit No. RPPL2021001137 | |
| SUPERVISORIAL DISTRICT: | 5 | |
| PROJECT LOCATION: | 43758 Lakeview Road, Lake Hughes | |
| OWNER: | Richard and Michelle Burgass | |
| APPLICANT: | Crown Castle | |
| CASE PLANNER: | Soyeon Choi, Senior Regional Planner schoi@planning.lacounty.gov | |

RECOMMENDATION

The following recommendation is made prior to the public hearing and is subject to change based upon testimony and/or documentary evidence presented at the public hearing:

LA County Planning staff ("Staff") recommends **APPROVAL** of Project Number PRJ2021-000439-(5), Conditional Use Permit Number ("CUP") RPPL2021001137, based on the Findings (Exhibit C – Findings) contained within this report and subject to the Draft Conditions of Approval (Exhibit D – Conditions of Approval).

Staff recommends the following motion:

I, THE HEARING OFFICER, CLOSE THE PUBLIC HEARING AND FIND THAT THE PROJECT IS CATEGORICALLY EXEMPT PURSUANT TO STATE AND LOCAL CEQA GUIDELINES AND APPROVE CONDITIONAL USE PERMIT NUMBER RPPL2021001137 SUBJECT TO THE ATTACHED FINDINGS AND CONDITIONS.

PROJECT DESCRIPTION

A. Entitlement(s) Requested

- CUP to authorize the continued operation and maintenance of an existing wireless communication facility ("WCF") consisting of a 150-foot-high lattice tower and appurtenant facilities located on a lot in the A-2-2.5 (Heavy Agricultural - 2.5 Acre

Minimum Required Lot Area) Zone pursuant to County Code Section 22.16.030 (Land Use Regulations for Agricultural Zones) of the Los Angeles County ("County") Code.

B. Project

The applicant, Crown Castle ("applicant"), requests a CUP to authorize the continued operation and maintenance of an existing WCF consisting of a 150-foot-high lattice tower and appurtenant facilities for two (2) carriers, AT&T and Verizon ("Project"), located at 43758 Lakeview Road ("Project Site), within the A-2-2.5 Zone in the Bouquet Canyon Zoned District.

The Project Site consists of one 40-acre lot and contains a single-family residence to the north of the WCF. The rest of the property remains undeveloped. The subject property is accessible via Portal Ridge Road and Lakeview Road, which connects to Elizabeth Lake Road to the southwest. Both Portal Ridge Road and Lakeview Road are unimproved roads while Elizabeth Lake Road is a County-maintained highway.

The site plan depicts the existing unmanned WCF consisting of a 150-foot-high lattice tower within the 2,500-square-foot lease area fenced with a 7-foot-tall chain link fence. The lattice tower is located between the two (2) equipment shelters, along with two (2) existing generators. The tower is mounted with eight (8) panel antennas and four (4) remote radio units ("RRU"s) for Verizon at 48 feet above grade, and 12 antennas and 6 RRUs for AT&T at 148 feet. Each carrier has its own, fully enclosed equipment shelter and backup generators surrounding the tower. One microwave antenna for AT&T is mounted at approximately 135 feet above ground. A 336-square-foot shelter for AT&T is located to the west of the lattice tower, and a 220-square-foot shelter for Verizon is to the east.

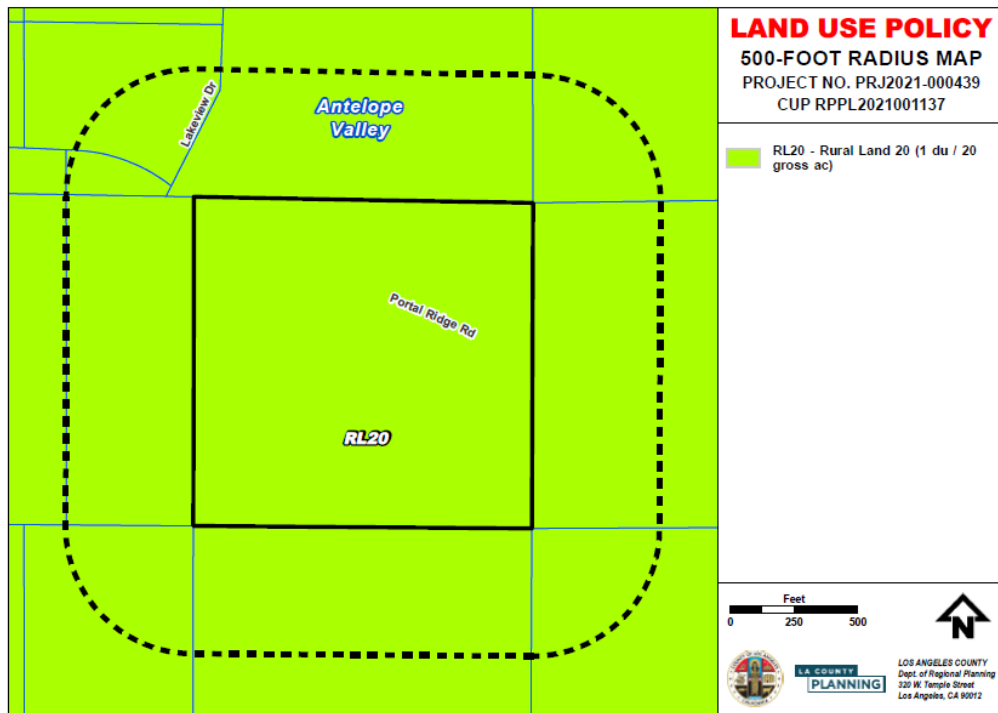
The WCF was established through CUP No. 00-195 in 2001. The CUP was extended pursuant to Condition No. 7 (co-location) in 2014 for additional 10 years and expired in 2021. Subsequently, multiple Revised Exhibit "A" ("REA") cases authorized for the modifications and upgrades of equipment for both carrier.

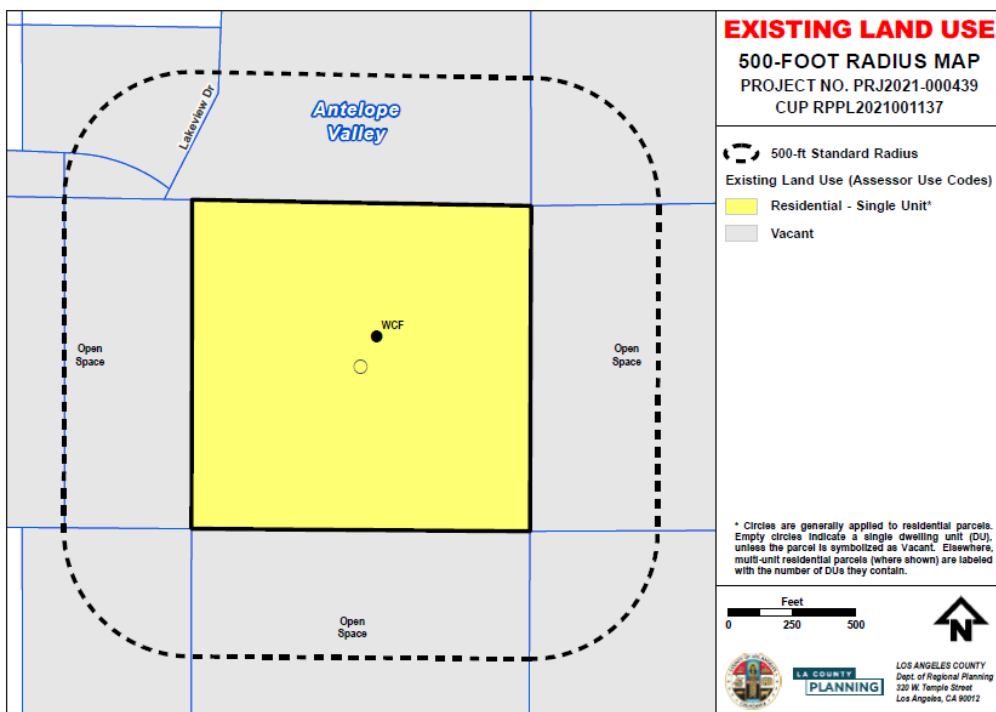
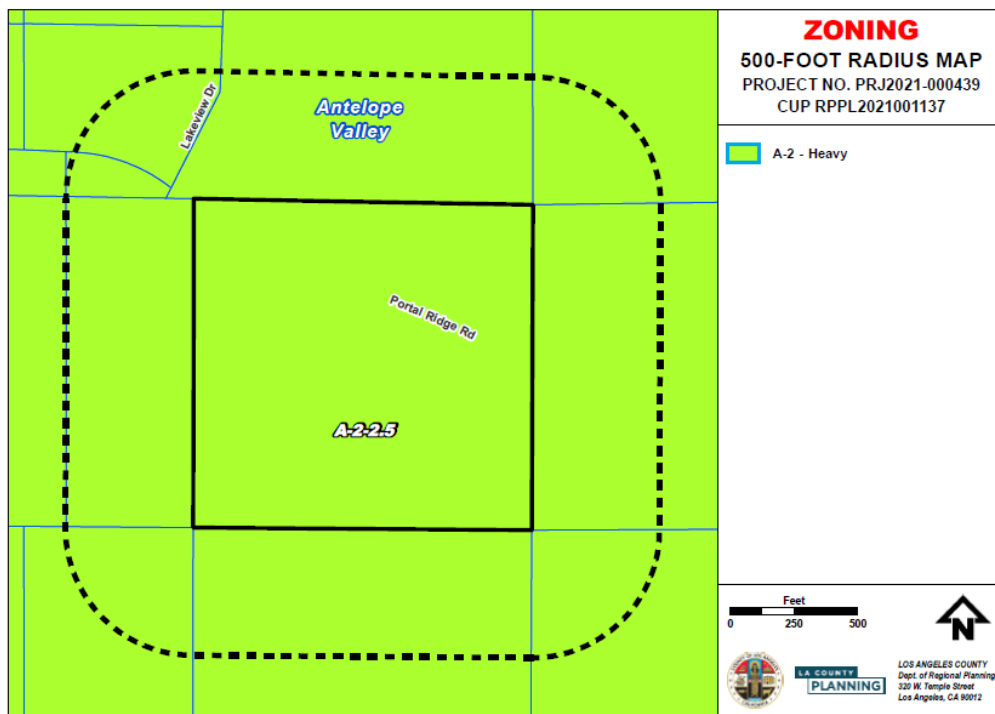
SUBJECT PROPERTY AND SURROUNDINGS

The following chart provides property data within a 500-foot radius:

| LOCATION | SANTA CLARITA VALLEY AREA PLAN LAND USE POLICY | ZONING | EXISTING USES |
|------------------|---|---------|------------------------------|
| SUBJECT PROPERTY | RL20 (Rural Land 20 – 20 dwelling units per acre) | A-2-2.5 | Single family residence, WCF |
| NORTH | RL20 | A-2-2.5 | Vacant |
| EAST | RL20 | A-2-2.5 | Vacant |

| | | | |
|-------|------|---------|--------|
| SOUTH | RL20 | A-2-2.5 | Vacant |
| WEST | RL20 | A-2-2.5 | Vacant |





PROPERTY HISTORY

A. Zoning History

| ORDINANCE NO. | ZONING | DATE OF ADOPTION |
|---------------|---------|------------------|
| 7361 | A-2-2 | June 1, 1958 |
| 20150021 | A-2-2.5 | July 16, 2015 |

B. Previous Cases

| CASE NO. | REQUEST | DATE OF ACTION |
|-----------------------|---|---------------------|
| CUP 00-195 | To develop a new WCF with a 150-foot-tall lattice tower | 4/10/2001 |
| CUP 00-195, Extension | To extend the grant term for 10 additional years due to co-location | 4/23/2014 |
| RCUP201300154 | To continue operation of the existing WCF | 4/8/2014, withdrawn |
| REA201400026 | Verizon to modify the existing WCF | 4/23/2014 |
| REA201400178 | AT&T to replace panel antennas on the existing WCF | 6/12/2014 |
| REA201500208 | AT&T to install a new microwave dish | 8/12/2015 |
| REA RPPL2017006380 | AT&T to modify the existing WCF (install 3 new RRUs) | 4/13/2017 |
| REA RPPL2017008330 | Verizon to modify an existing WCF | 1/4/2018 |
| REA RPPL2019004538 | Harris Corporation to modify the existing WCF | 8/14/2019 |
| REA RPPL2019005596 | AT&T to upgrade equipment on the existing WCF | 10/17/2019 |
| REA RPPL2020001641 | AT&T to install new microwave antenna to an existing WCF | 4/9/2020 |
| REA RPPL2020006007 | To modify an existing WCF | 9/21/2020 |
| REA RPPL2020009999 | AT&T to add a back-up generator to an existing WCF | 12/30/2020 |

C. Violations

| CASE NO. | VIOLATION | CLOSED/OPEN |
|-----------------|--|---------------------------|
| RPZPE2021001392 | Land use without an approval (expired CUP) | Resolved with the Project |

ANALYSIS

A. Land Use Compatibility

The Project Site is a 40-acre parcel within the RL20 land use category in the Antelope Valley Area Plan ("Area Plan"), a component of the General Plan. The RL20 designation identifies areas where development is limited to ensure the preservation of important ecological resources while allowing single-family residences.

The Project Site is surrounded by vacant land in the immediate vicinity. The area is designated as a Significant Ecological Area (“SEA”) as part of the SEA Ordinance Update adopted in 2019. The subject property is a rectangular in shape on a slope, with the highest topography in the central portion of the lot where the WCF is located. On the subject property, a single-family residence exists approximately 280 feet to the north of the WCF. There are private streets separating the residence from the WCF, as well as existing landscaping, fences, hillsides, and vacant properties. The existing WCF is compatible to the surrounding land uses.

B. Neighborhood Impact (Need/Convenience Assessment)

The applicant has provided cellular service coverage maps to demonstrate the necessity of maintaining the existing WCF for the current telecommunications infrastructure in the area. The existing WCF has been operating at the Project Site since 2001 without any known problems. Based on the propagation maps, the WCF provides an important coverage along Elizabeth Lake Road as well as surrounding areas that would not exist otherwise. Without the existing WCF, there will be a coverage gap, particularly for residents, visitors, and motorists. The Project Site is located approximately 2,000 feet from the nearest residence and the public street, making it less visible and less likely to result in complaints from the residents in the surrounding area.

C. Design Compatibility

The Project was originally approved in 2001 as a 150-foot-tall lattice tower, which is prior to the introduction of Policy No. 01-2010 (“WCF Memo”). The tower design is deemed appropriate for the surrounding area which consists of mostly vacant and undeveloped with undulating topography and vegetation. The Project Site is not visible from other residences or public streets, and is screened with fences, enclosed shelters, existing landscaping, private streets, and access driveway. No change is proposed to the WCF and the existing height of the tower allows for co-location of two carriers (AT&T and Verizon).

The applicant contacted the Lakes Town Council for comment on the Project. The Council stated in their letter dated August 10, 2021, that there is no objection as long as no change is proposed to the WCF.

GENERAL PLAN/COMMUNITY PLAN CONSISTENCY

The Project is consistent with applicable goals and policies of the General Plan and Area Plan. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

ZONING ORDINANCE CONSISTENCY

The Project complies with all applicable zoning requirements. Consistency findings can be found in the attached Findings (Exhibit C – Findings).

BURDEN OF PROOF

The applicant is required to substantiate all facts identified by Section 22.158.050.B (Conditional Use Permit, Findings and Decision) of the County Code. The Burden of Proof with applicant's responses is attached (Exhibit E – Applicant's Burden of Proof). Staff is of the opinion that the applicant has met the burden of proof.

ENVIRONMENTAL ANALYSIS

Staff recommends that this project qualifies for a Categorical Exemption (Class 1 Exemption, Existing Facilities) under the California Environmental Quality Act ("CEQA") and the County environmental guidelines. The Project involves the continued operation and maintenance of an existing WCF, with no change or modifications beyond what was approved previously. The Project Site is not located within or near a historical resource, a hazardous waste site, or a scenic highway. The Project is currently located within an SEA, but no change or modification is proposed to the WCF and there are no new impacts to the ecological resources. The nearest Scenic Drive is Elizabeth Lake Road as designated in the Area Plan, which is approximately 1,800 feet to the south running east and west and is at a slightly lower grade compared to the Project Site. However, the Project Site is limited to a small lease area on the 40-acre lot and not visible from any public streets. The underlying use of the Project Site, an existing single-family residence, will remain unchanged. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. There are no exceptions to the exemption that apply to the Project and therefore a categorical exemption is appropriate. Therefore, staff recommends that the Hearing Officer determine that the project is categorically exempt from CEQA. An environmental determination (Exhibit F – Environmental Determination) was issued for the project.

COMMENTS RECEIVED

A. County Department Comments and Recommendations

The project has no significant changes to the previous approval. Review by other County Departments is not necessary.

B. Public Comments

Staff received a letter dated August 10, 2021 from the Lakes Town Council stating that there is no objection as long as no change is proposed to the WCF.

Report

Reviewed By:



Samuel Dea, Supervising Regional Planner

Report

Approved By:



Susan Tae, Assistant Administrator

| LIST OF ATTACHED EXHIBITS | |
|---------------------------|-----------------------------|
| EXHIBIT A | Plans |
| EXHIBIT B | Project Summary Sheet |
| EXHIBIT C | Findings |
| EXHIBIT D | Conditions of Approval |
| EXHIBIT E | Applicant's Burden of Proof |
| EXHIBIT F | Environmental Determination |
| EXHIBIT G | Informational Maps |
| EXHIBIT H | Photos |
| EXHIBIT I | Coverage Map |
| EXHIBIT J | Public Correspondence |

CUP RENEWAL



SITE NUMBER: 845256

SITE NAME: PORTAL RIDGE

SITE TYPE: TOWER

CITY: LAKE HUGES

COUNTY: LOS ANGELES

JURISDICTION: COUNTY OF LOS ANGELES

| SITE INFORMATION | |
|------------------------------------|--|
| SITE ADDRESS: | 43758 LAKEVIEW ROAD LAKE HUGES, CA 93532 |
| PROPERTY OWNER ADDRESS: | VICTORIA MILLER 43758 LAKEVIEW ROAD LAKE HUGES, CA 93532 |
| APPLICANT AND TOWER OWNER ADDRESS: | CROWN CASTLE 200 SPECTRUM, SUITE 1700 IRVINE, CA 92618 |
| LATITUDE (NAD 83): | 34.679167° / 34° 40' 45.00" N |
| LONGITUDE (NAD 83): | -118.432500° / -118° 25' 57.00" W |
| LONGITUDE/LATITUDE TYPE: | NAD 83 |
| GROUND ELEVATION: | T.B.D. |
| APN #: | 3241-020-004 |
| ZONING JURISDICTION: | COUNTY OF LOS ANGELES |
| CURRENT ZONING: | A-2-2 (HEAVY AGRICULTURE) |
| EXISTING USE: | UNMANNED TELECOMMUNICATIONS FACILITY |
| CONSTRUCTION TYPE: | V-B |
| OCCUPANCY GROUP: | U |
| LEASE AREA (S.F.): | 196.26 S.F. (EQUIPMENT SHELTER) |

| PROJECT DESCRIPTION |
|---|
| THE PROJECT ENTAILS: CROWN CASTLE IS REQUESTING A CONDITIONAL USE PERMIT RENEWAL FOR THE CONTINUED USE AND OPERATION OF WIRELESS TELECOMMUNICATIONS FACILITY LOCATED ON A 150FT LATTICE TOWER. EXIST. VERIZON EQUIPMENT 1. (8) SBNH-1D6565B ANTENNA. 2. (4) RRUS11-B12 EXIST. AT&T EQUIPMENT 1. (12) ANTENNAS, (4) PER SECTOR 2. (6) RRU's, (2) PER SECTOR |

| DO NOT SCALE DRAWINGS |
|---|
| SUBCONTRACTOR SHALL VERIFY ALL PLANS & EXISTING DIMENSIONS & CONDITIONS ON THE JOB SITE & SHALL IMMEDIATELY NOTIFY THE ENGINEER IN WRITING OF ANY DISCREPANCIES BEFORE PROCEEDING WITH THE WORK OR BE RESPONSIBLE FOR SAME. |
| |

| PROJECT TEAM | |
|---|---|
| CROWN CASTLE PROJECT MANAGER: CROWN CASTLE 200 SPECTRUM, SUITE 1700 IRVINE, CA 92618 CONTACT: JIM LEE PHONE: (714) 642-8036 | SYNERGY PROJECT MANAGER: SYNERGY A DIVISION OF ADVANTAGE ENGINEERS, LLC 7543 WOODLEY AVENUE, SUITE 201 VAN NUYS, CA 91406 CONTACT: STACEY WOOD PHONE: (310) 721-3361 EMAIL: SWood@synergy.cc |
| SAC/ZONING/PERMITTING: SYNERGY A DIVISION OF ADVANTAGE ENGINEERS, LLC 2500 RED HILL AVENUE, SUITE 240 SANTA ANA, CA 92705 CONTACT: JILLIANNE NEWCOMER PHONE: (951) 382-2523 EMAIL: JNewcomer@synergy.cc | A&E SPECIALIST: SYNERGY A DIVISION OF ADVANTAGE ENGINEERS, LLC 7543 WOODLEY AVENUE, SUITE 201 VAN NUYS, CA 91406 CONTACT: LESZEK KRASUSKI, P.E. PHONE: (818) 590-6317 EMAIL: LKrasuski@synergy.cc |

| GENERAL NOTES |
|---|
| THE FACILITY IS UNMANNED AND NOT FOR HUMAN HABITATION. A TECHNICIAN WILL VISIT THE SITE AS REQUIRED FOR ROUTINE MAINTENANCE. THE PROJECT WILL NOT RESULT IN ANY SIGNIFICANT DISTURBANCE OR EFFECT ON DRAINAGE; NO SANITARY SEWER SERVICE, POTABLE WATER, OR TRASH DISPOSAL IS REQUIRED AND NO COMMERCIAL SIGNAGE IS EXISTING. |

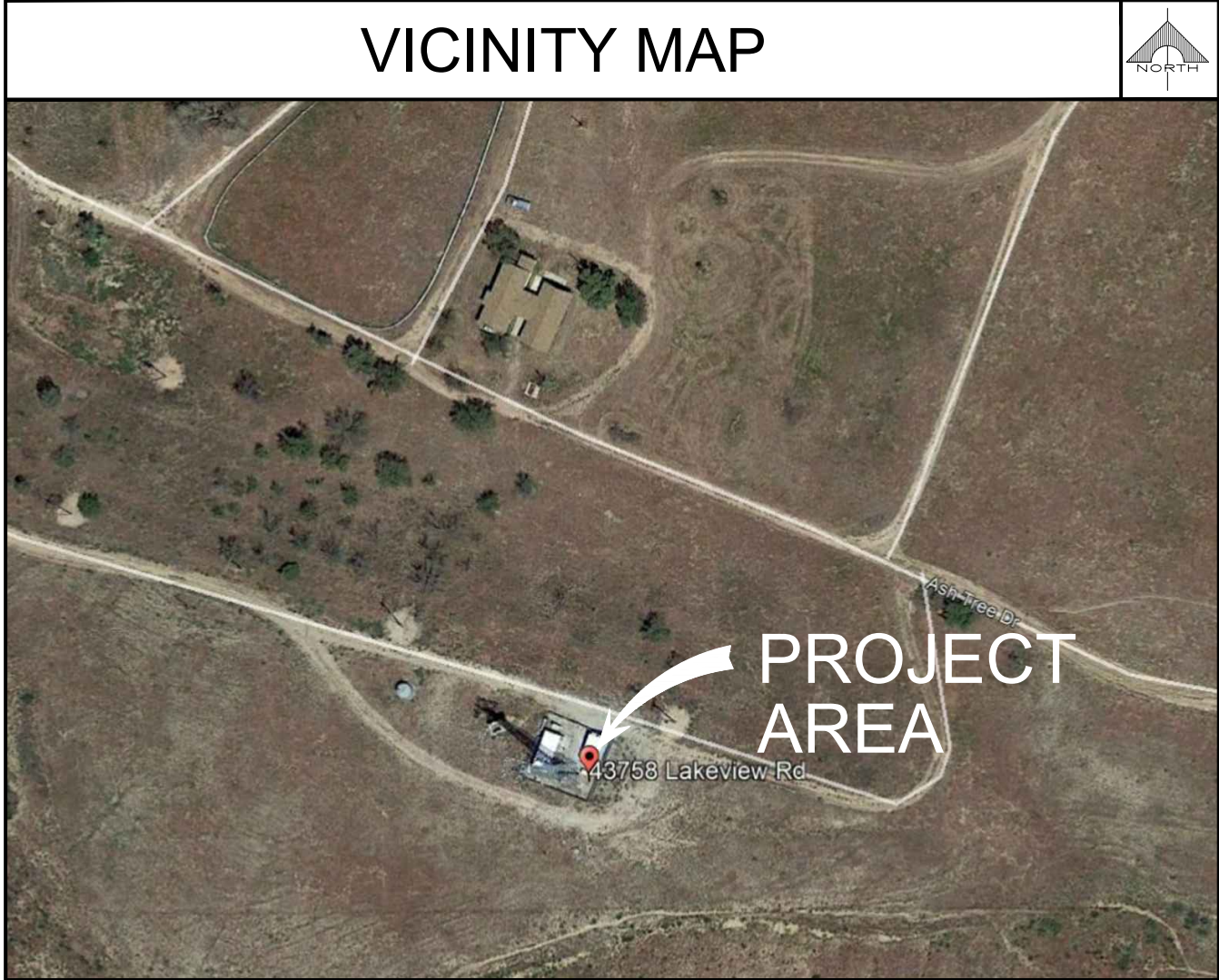
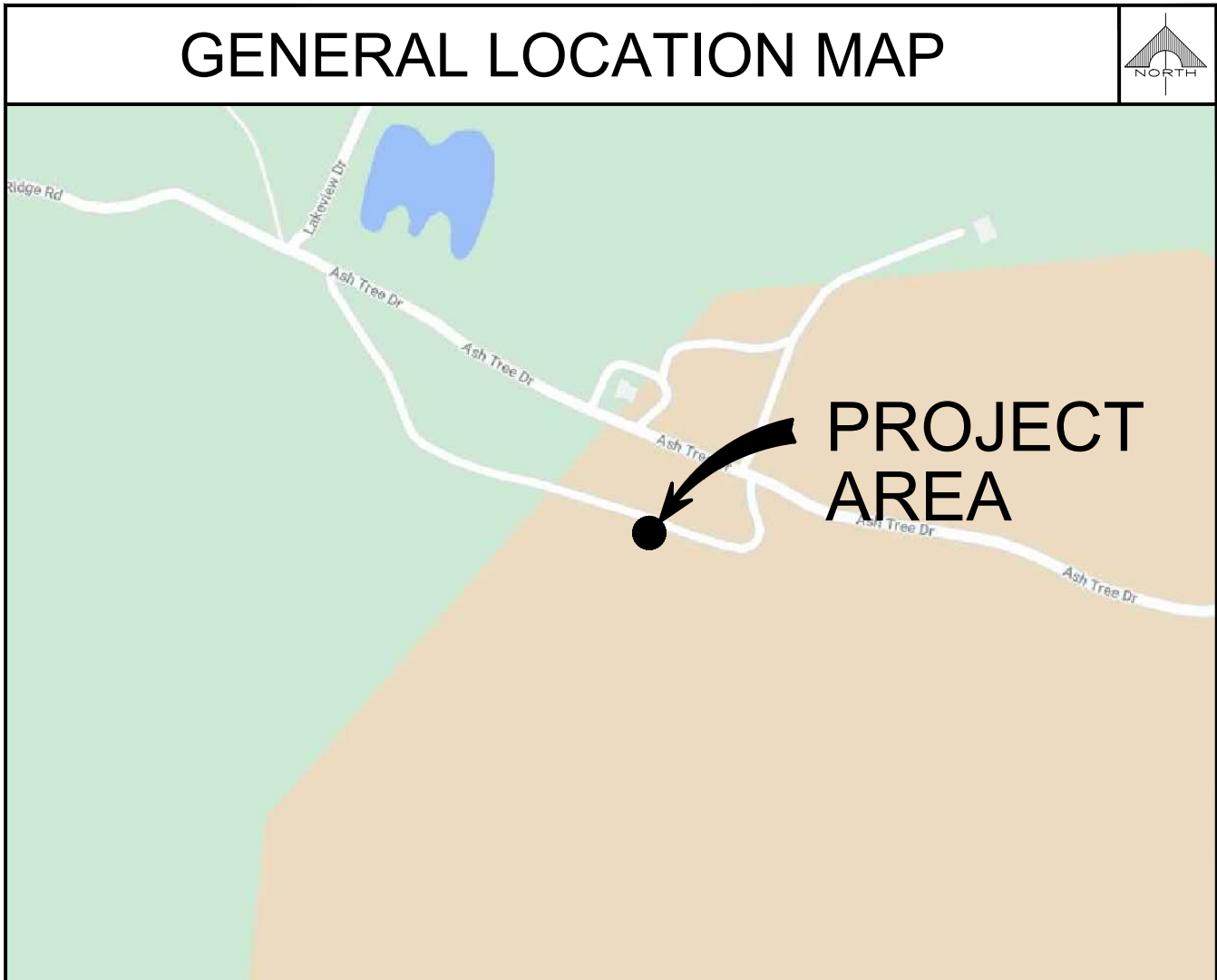
| APPROVAL | | | |
|--|------------|-----------|------|
| THE FOLLOWING PARTIES HEREBY APPROVE AND ACCEPT THESE DOCUMENTS AND AUTHORIZE THE CONTRACTOR TO PROCEED WITH THE CONSTRUCTION DESCRIBED HEREIN. ALL CONSTRUCTION DOCUMENTS ARE SUBJECT TO REVIEW BY THE LOCAL BUILDING DEPARTMENT AND ANY CHANGES AND MODIFICATIONS THEY MAY IMPOSE. | | | |
| LANDLORD: | PRINT NAME | SIGNATURE | DATE |
| ZONING MGR: | | | |
| DEVELOP. MGR: | | | |
| CONST. MGR: | | | |
| PROJECT MGR: | | | |
| SR. RF ENGINEER: | | | |
| RF ENGINEER: | | | |
| OPERATIONS: | | | |
| SAC REP.: | | | |
| UTILITIES: | | | |
| REAL ESTATE MGR: | | | |

| DRAWING INDEX | |
|---------------|--|
| SHEET | DESCRIPTION |
| T-1 | TITLE SHEET |
| | |
| A-1 | OVERALL SITE PLAN |
| A-1.1 | ENLARGE SITE PLANS |
| A-2 | EXISTING EQUIPMENT LAYOUT PLANS |
| A-3 | EXISTING ANTENNA LAYOUT PLANS |
| A-4 | EXISTING CALIFORNIA INTERNET LP EQUIPMENT LAYOUT PLANS |
| A-5 | EXIST. NORTH-EAST AND NORTH-WEST ELEVATIONS |
| A-6 | EXIST. SOUTH-EAST AND SOUTH-WEST ELEVATIONS |
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| LEGAL DESCRIPTION |
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| EXCEPT THEREFORM THAT PORTION OF THE SOUTH HALF OF THE NORTHEAST QUARTER OF SAID SECTION 23, DESCRIBED AS FOLLOWS. BEGINNING AT THE SOUTHWESTERLY CORNER OF SAID NORTHWEST QUARTER; THENCE ALONG THE SOUTHERLY LINE OF SAID NORTHEAST QUARTER, NORTH 89° 50' 55" EAST 1,218.71 FEET, THENCE NORTH 25° 45' 55" EAST 467.00 FEET THENCE NORTH 01° 11' 55" EAST 485.00 FEET, THENCE NORTH 14° 51' 55" EAST 157.00 FEET; THENCE NORTH 5° 52' 38" WEST 252.78 FEET, MORE OR LESS , TO A POINT IN THE NORTHERLY LINE OF SAID SOUTH HALF OF THE NORTHEAST QUARTER DISTANT THEREON SOUTH 89° 59' 00" EAST 1,452.30 FEET FROM THE NORTHERLY LINE, NORTH 89° 59' 00" WEST 1,452.30 FEET TO SAID NORTHWESTERLY CORNER; THENCE ALONG THE WESTERLY LINE OF SAID NORTHEAST QUARTER SOUTH 0° 15' 55" EAST 1,312.30 FEET TO THE POINT OF BEGINNING |

| ACCESSIBILITY REQUIREMENTS |
|--|
| THE FACILITY IS UNMANNED AND NOT FOR CONTINUOUS HUMAN HABITATION. HANDICAPPED ACCESS IS NOT REQUIRED PER CBC 2019, SECTION 11B-203.4 (LIMITED ACCESS SPACES) SECTION 11B-203.5 (MACHINERY SPACES) |

| CODE COMPLIANCE |
|--|
| 1. CALIFORNIA ADMINISTRATIVE CODE (INCL. TITLES 24 & 25) 2019 2. CALIFORNIA BUILDING CODE 2019 3. CALIFORNIA ELECTRICAL CODE 2019 4. CALIFORNIA MECHANICAL CODE 2019 5. CALIFORNIA PLUMBING CODE 2019 6. TIA-222-H, 2016 7. LOCAL BUILDING CODE 2017 LOS ANGELES CITY BUILDING CODE 8. CITY / COUNTY ORDINANCES 9. CALIFORNIA FIRE CODE 2019 EDITION 10. ASCE 7-16 11. ACI 318-14 12. STEEL CONSTRUCTION MANUAL, 14TH EDITION |



| DRIVING DIRECTION |
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| FROM CROWN CASTLE: 200 SPECTRUM, SUITE 1700 IRVINE, CA 92618 HEAD SOUTH ON SPECTRUM CENTER DR TOWARD PACIFICA, TURN RIGHT ONTO PACIFICA, TURN RIGHT AT THE 1ST CROSS STREET ONTO IRVINE CENTER DR, TURN RIGHT ONTO ALTON PKWY, TURN RIGHT ONTO ALTON PKWY, MERGE ONTO I-5 N, KEEP LEFT TO STAY ON I-5 N, KEEP RIGHT TO STAY ON I-5 N, KEEP RIGHT AT THE FORK TO STAY ON I-5 N, FOLLOW SIGNS FOR I-10 W/SANTA MONICA/INTERSTATE 5 N/SACRAMENTO, KEEP LEFT TO STAY ON I-5 N, FOLLOW SIGNS FOR SACRAMENTO, KEEP LEFT TO STAY ON I-5 N, KEEP LEFT AT THE FORK TO STAY ON I-5 N, KEEP LEFT TO STAY ON I-5 N, KEEP LEFT TO STAY ON I-5 N, TAKE EXIT 176A FOR PARKER RD TOWARD CASTAC, TURN RIGHT ONTO RIDGE RTE RD, CONTINUE STRAIGHT TO STAY ON RIDGE RTE RD, TURN RIGHT ONTO LAKE HUGES RD, CONTINUE ONTO AVENUE S. CONTINUE ONTO FOREST RTE 7N09/LAKE HUGES RD, TURN RIGHT ONTO ELIZABETH LAKE RD, TURN LEFT ONTO LAKEVIEW RD, CONTINUE ONTO PORTAL RIDGE RD, CONTINUE ONTO LAKEVIEW, CONTINUE ONTO PORTAL RIDGE RD, CONTINUE ONTO PORTAL RIDGE RD, 43758 LAKEVIEW RD, LAKE HUGES, CA 93532 |

EXHIBIT A SITE PLAN

200 SPECTRUM, SUITE 1700
IRVINE, CA 92618

PROJECT INFORMATION:

(CUP RENEW)
84526
PORTAL RIDGE
43758 LAKEVIEW ROAD
LAKE HUGES, CA 93532

CURRENT ISSUE DATE:

08/13/21

ISSUED FOR:

ZONING

| | | | |
|-------|----------|------------------------------|-----|
| REV.: | DATE: | DESCRIPTION: | BY: |
| A | 12/04/20 | 90% CD, ISSUED FOR REVIEW | VGO |
| B | 07/26/21 | 100% CDS, REV'D PER REDLINES | IBK |
| C | 08/13/21 | 100% CDS, REV'D PER REDLINES | IBK |
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PLANS PREPARED BY:

a division of advantage engineers
7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

CONSULTANT:

a division of advantage engineers
7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

| | | |
|-----------|-------|-------|
| DRAWN BY: | CHK.: | APV.: |
| GO | PAD | JN |

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| LICENSURE: |
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SHEET TITLE:

TITLE SHEET

SHEET NUMBER:

T-1

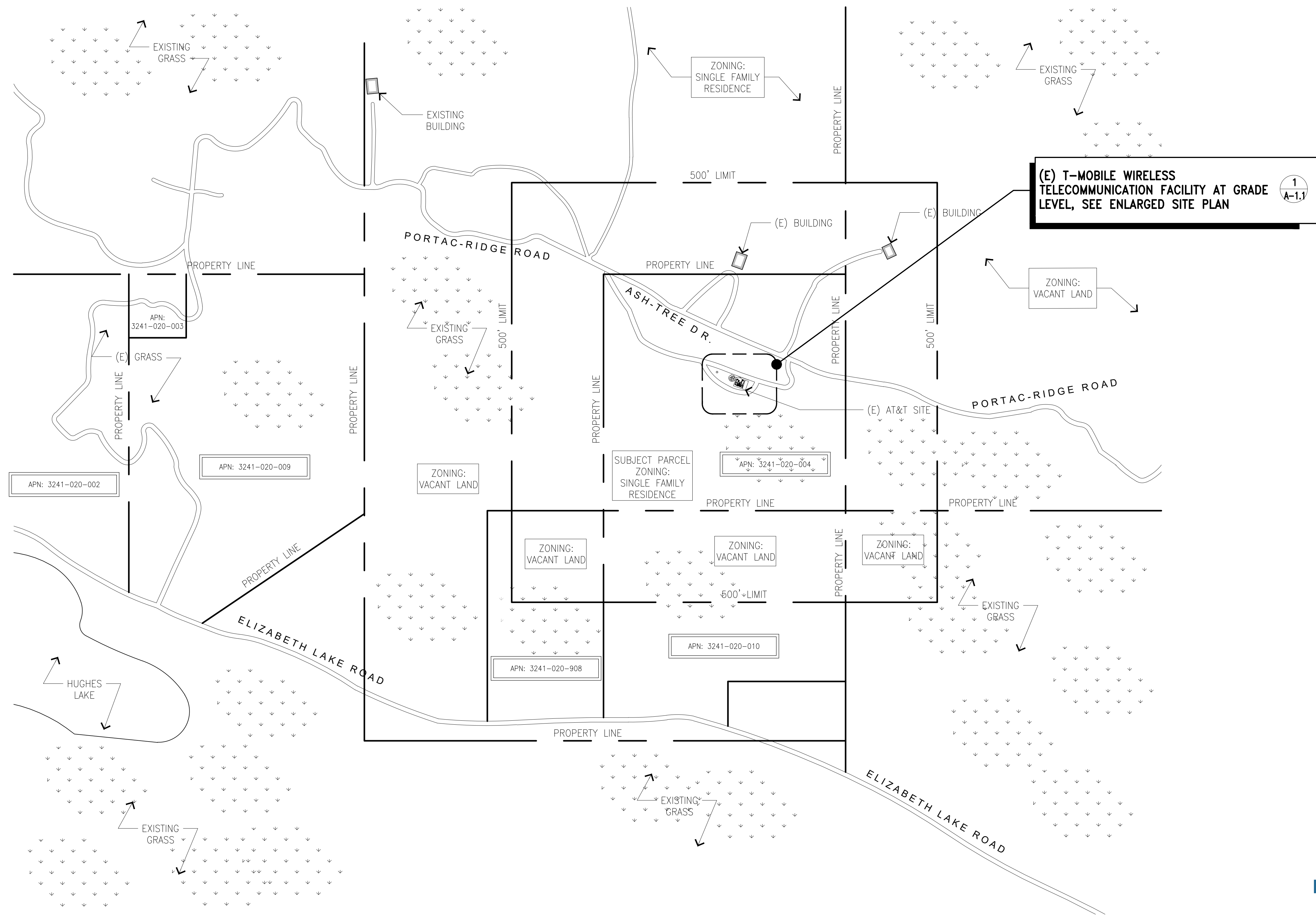
REVISION:

C

845256

NOTE:
THESE DRAWINGS HAVE BEEN CREATED BY INFORMATION GATHERED FROM
(E) AS-BUILTS PROVIDED BY T-MOBILE AND WITHOUT A SURVEY. PLEASE
VERIFY IN FIELD ALL DIMENSIONS, LENGTHS, PROPERTY LINES AND
CONDUIT RUNS.

NOTE:
THIS IS NOT A SITE SURVEY: ALL PROPERTY BOUNDARIES, ORIENTATION OF
TRUE NORTH AND STREET HALF WIDTHS HAVE BEEN OBTAINED
FROM A TAX PARCEL MAP AND ARE APPROXIMATE



SITE PLAN

SCALE
1"=300' 300' 150' 0' 300' 1

CROWN CASTLE
200 SPECTRUM, SUITE 1700
IRVINE, CA 92618

PROJECT INFORMATION:
(CUP RENEWI)
84526
PORTAL RIDGE
43758 LAKEVIEW ROAD
LAKE HUGHES, CA 93532

CURRENT ISSUE DATE:
08/13/21

ISSUED FOR:
ZONING

| REV.: | DATE: | DESCRIPTION: | BY: |
|-------|----------|------------------------------|-----|
| A | 12/04/20 | 90% CD, ISSUED FOR REVIEW | VGO |
| B | 07/26/21 | 100% CDS, REV'D PER REDLINES | IBK |
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PLANS PREPARED BY:
Synergy
a division of **advantage engineers**
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CONSULTANT:
Synergy
a division of **advantage engineers**
7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

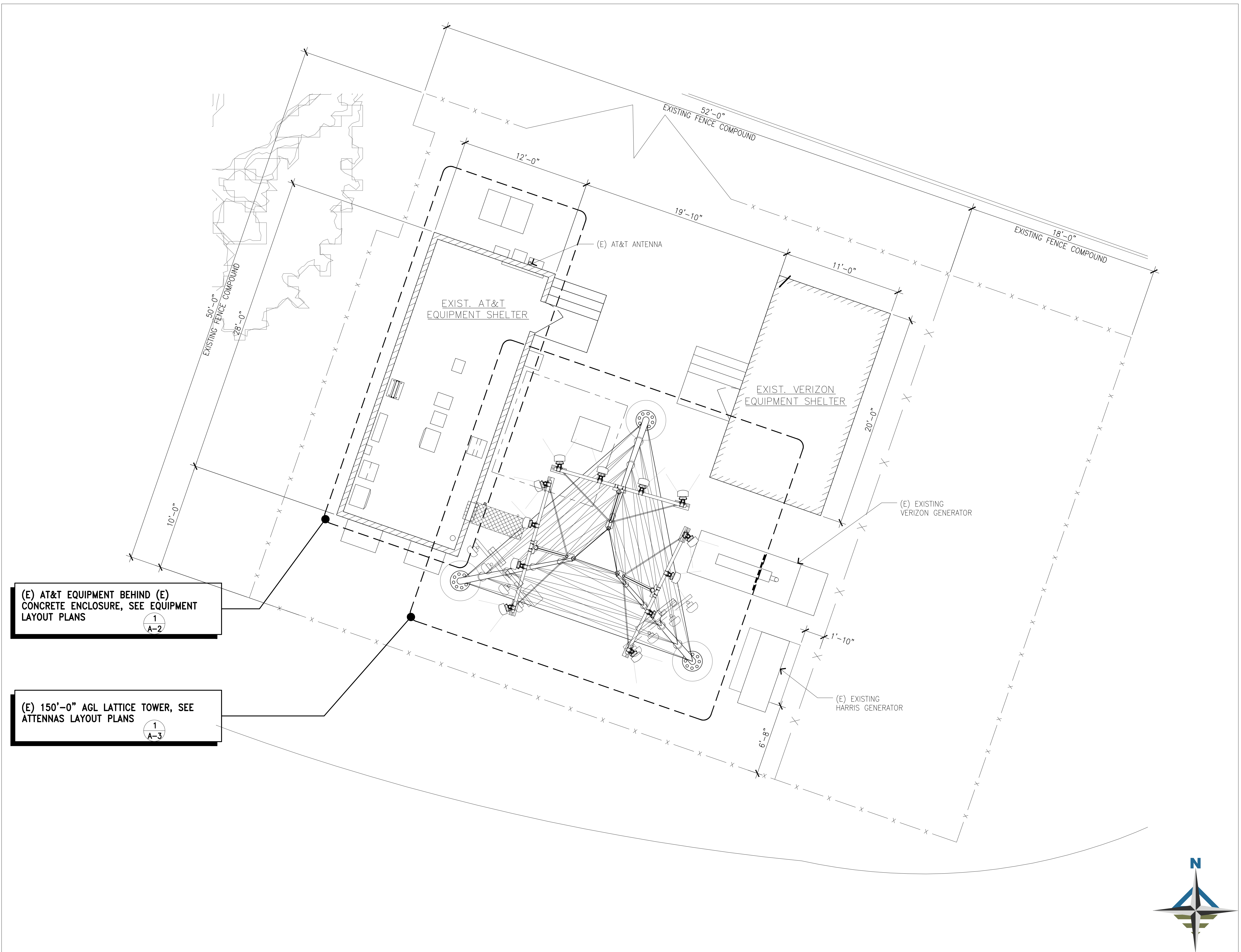
DRAWN BY: GO CHK.: PAD APV.: JN

LICENSURE:

SHEET TITLE:
OVERALL SITE PLAN

SHEET NUMBER: **A-1** REVISION: **C**
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Aug 13, 2021 - 10:25am

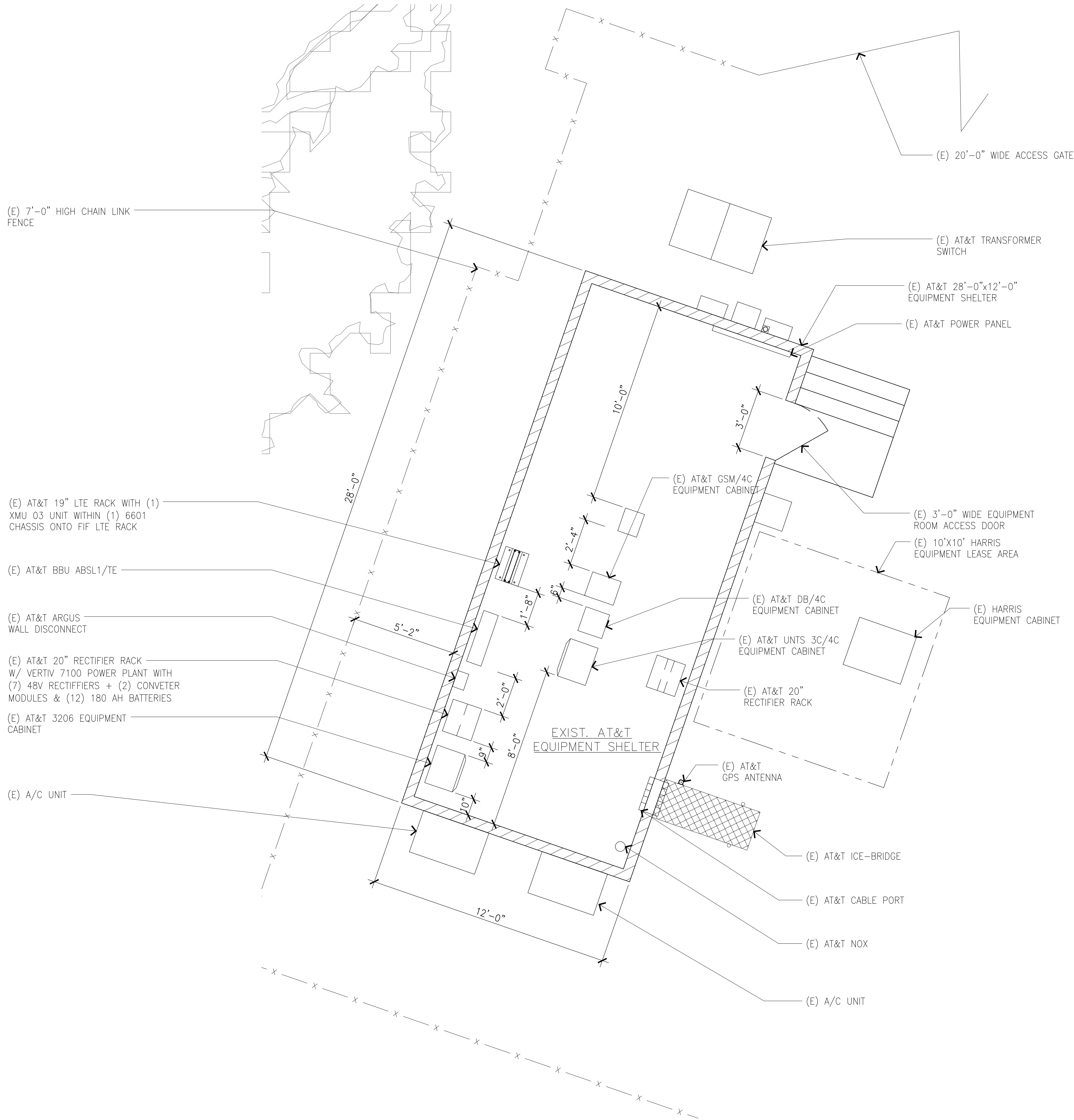


(E) ENLARGE SITE PLANS

| REV.: | DATE: | DESCRIPTION: | BY: |
|-------|----------|------------------------------|-----|
| A | 12/04/20 | 90% CD, ISSUED FOR REVIEW | VGO |
| B | 07/26/21 | 100% CDS, REV'D PER REDLINES | IBK |
| C | 08/13/21 | 100% CDS, REV'D PER REDLINES | IBK |
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| | | | |
| | | | |

Aug 13, 2021 - 10:25am

(E) EQUIPMENT LAYOUT PLAN



SCALE: 3/8"=1'-0"

0 1' 2' 5'

2



200 SPECTRUM, SUITE 1700
IRVINE, CA 92618

PROJECT INFORMATION:

(CUP RENEWI)
84526

PORTAL RIDGE

43758 LAKEVIEW ROAD
LAKE HUGHES, CA 93532

CURRENT ISSUE DATE:

08/13/21

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

| | | | |
|---|----------|------------------------------|-----|
| A | 12/04/20 | 90% CD, ISSUED FOR REVIEW | VGO |
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| C | 08/13/21 | 100% CDS, REV'D PER REDLINES | IBK |
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| | | | |

PLANS PREPARED BY:



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CONSULTANT:



7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

DRAWN BY:

GO

CHK.:

PAD

APV.:

JN

LICENSURE:

SHEET TITLE:

EQUIPMENT LAYOUT PLANS

SHEET NUMBER:

A-2

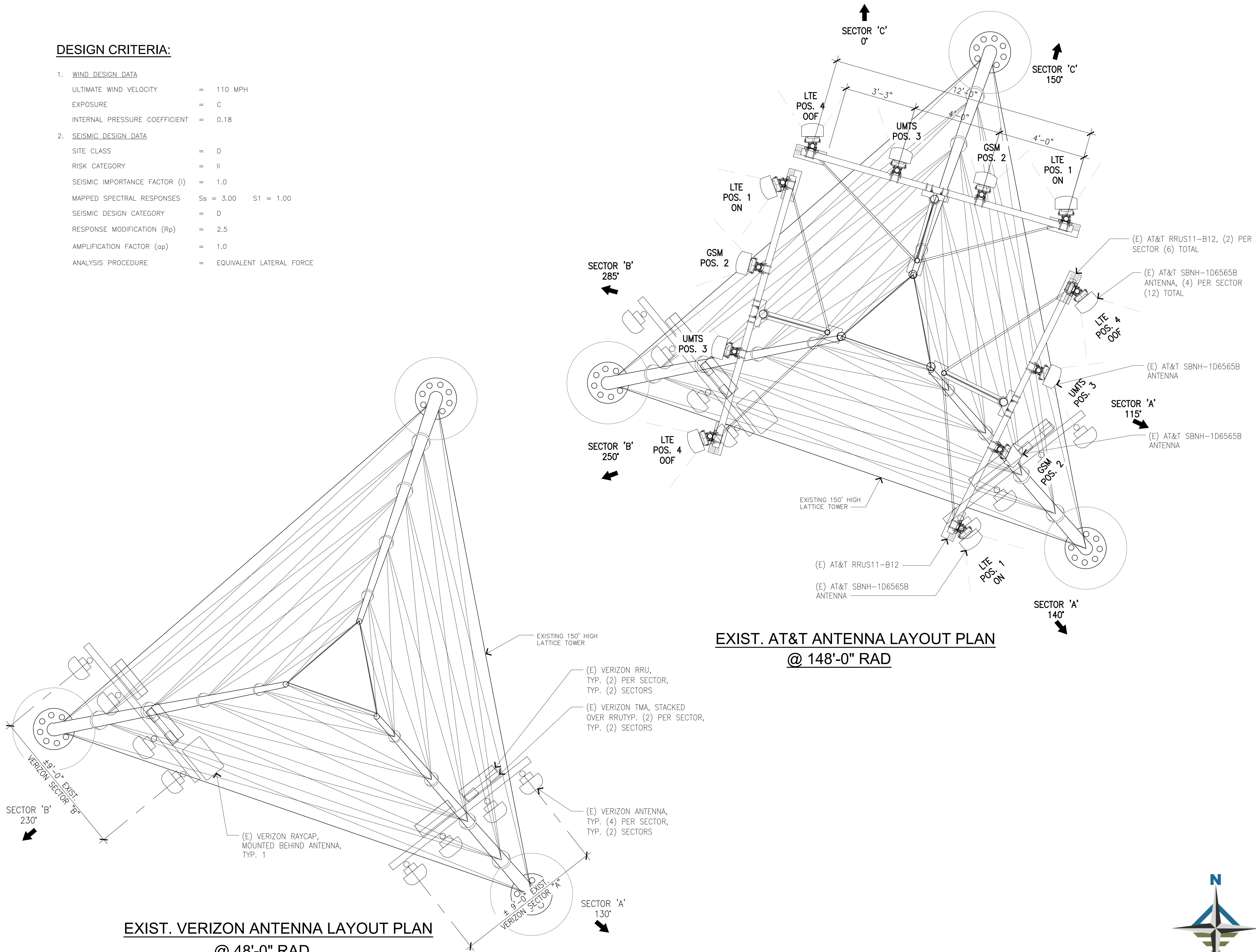
REVISION:

C

845256

DESIGN CRITERIA:

1. WIND DESIGN DATA
- ULTIMATE WIND VELOCITY = 110 MPH
- EXPOSURE = C
- INTERNAL PRESSURE COEFFICIENT = 0.18
2. SEISMIC DESIGN DATA
- SITE CLASS = D
- RISK CATEGORY = II
- SEISMIC IMPORTANCE FACTOR (I) = 1.0
- MAPPED SPECTRAL RESPONSES $S_s = 3.00$ $S_1 = 1.00$
- SEISMIC DESIGN CATEGORY = D
- RESPONSE MODIFICATION (R_p) = 2.5
- AMPLIFICATION FACTOR (a_p) = 1.0
- ANALYSIS PROCEDURE = EQUIVALENT LATERAL FORCE



200 SPECTRUM, SUITE 1700
IRVINE, CA 92618

PROJECT INFORMATION:

(CUP RENEWI)
84526

PORTAL RIDGE

43758 LAKEVIEW ROAD
LAKE HUGHES, CA 93532

CURRENT ISSUE DATE:

08/13/21

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

| | | | |
|---|----------|------------------------------|-----|
| A | 12/04/20 | 90% CD, ISSUED FOR REVIEW | VGO |
| B | 07/26/21 | 100% CDS, REV'D PER REDLINES | IBK |
| C | 08/13/21 | 100% CDS, REV'D PER REDLINES | IBK |
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| | | | |

PLANS PREPARED BY:



7543 Woodley Ave., #201, Van Nuys, CA 91406
Office: (818) 840-0808 Fax: (818) 840-0708

CONSULTANT:



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DRAWN BY: CHK.: APV.:

GO PAD JN

LICENSURE:

SHEET TITLE:

EXISTING
ANTENNA LAYOUT PLANS

SHEET NUMBER: REVISION:

A-3

C

845256

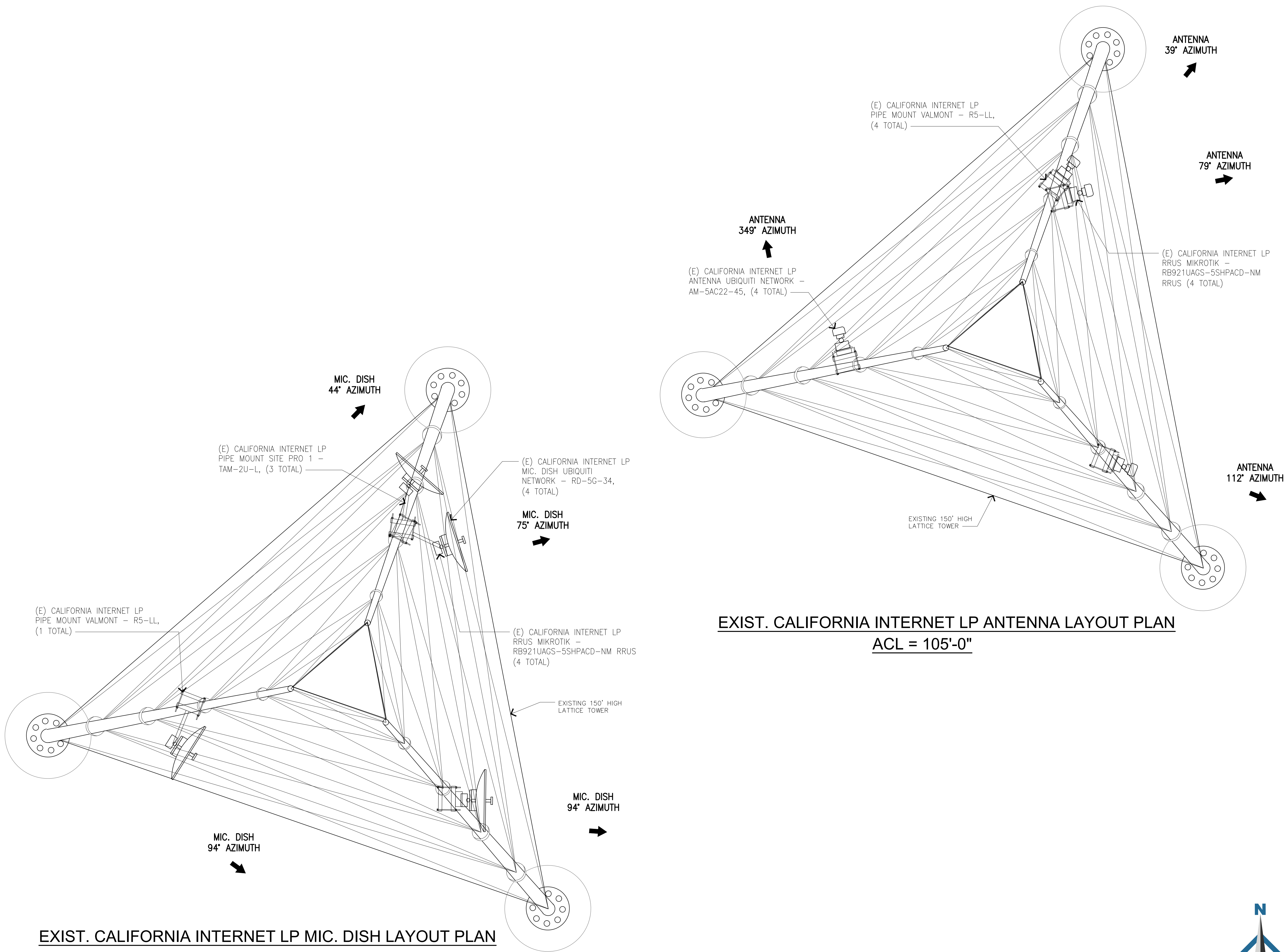


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(E) ANTENNA LAYOUT PLANS



200 SPECTRUM, SUITE 1700
IRVINE, CA 92618

PROJECT INFORMATION:

(CUP RENEWI)
84526
PORTAL RIDGE
43758 LAKEVIEW ROAD
LAKE HUGHES, CA 93532

CURRENT ISSUE DATE:

08/13/21

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

| | | | |
|---|----------|------------------------------|-----|
| A | 12/04/20 | 90% CD, ISSUED FOR REVIEW | VGO |
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| C | 08/13/21 | 100% CDS, REV'D PER REDLINES | IBK |
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CONSULTANT:



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DRAWN BY: CHK.: APV.:

GO PAD JN

LICENSURE:

SHEET TITLE:

EXISTING CALIFORNIA
INTERNET LP
EQUIPMENT LAYOUT PLANS

SHEET NUMBER: REVISION:

A-4

C

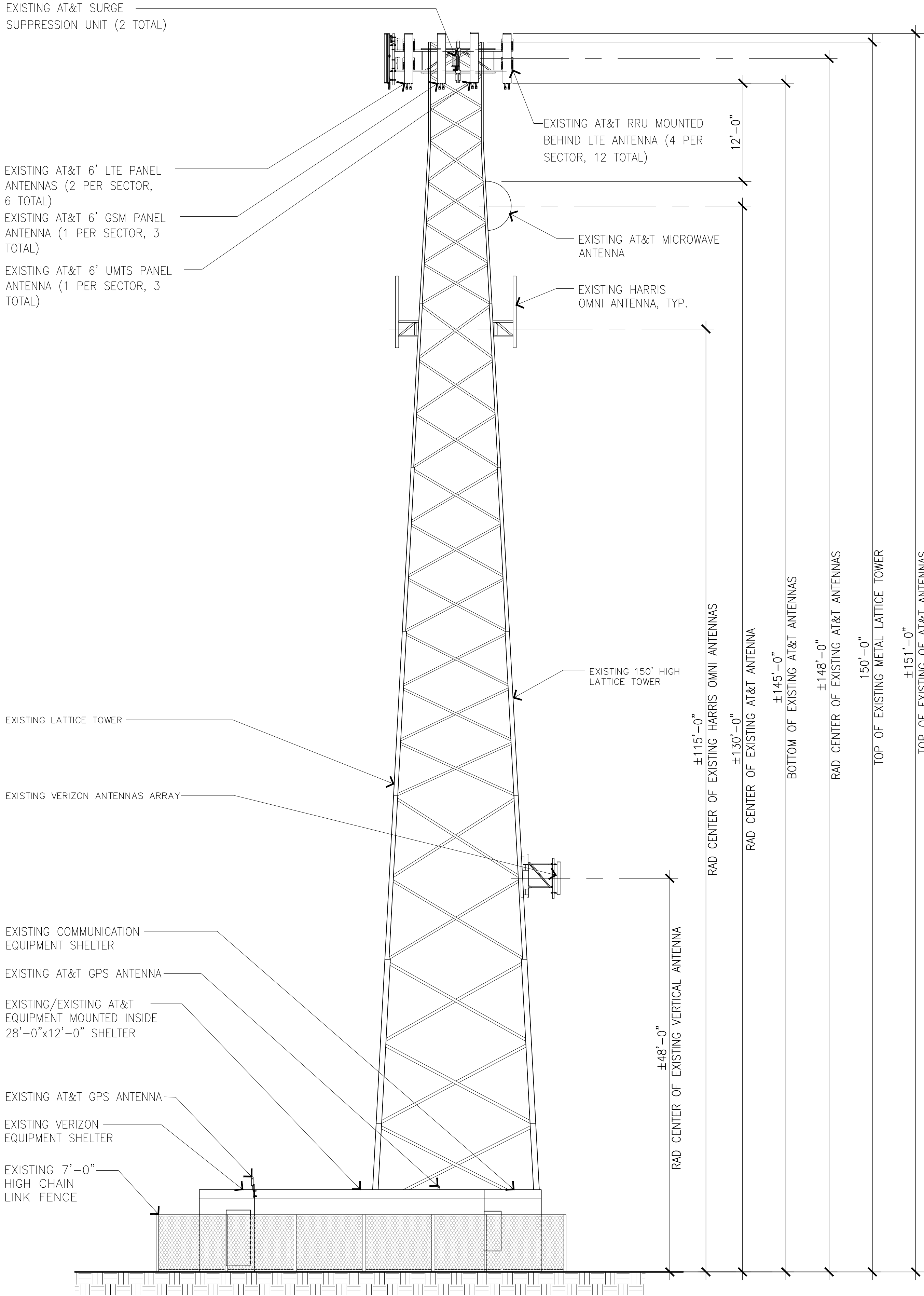
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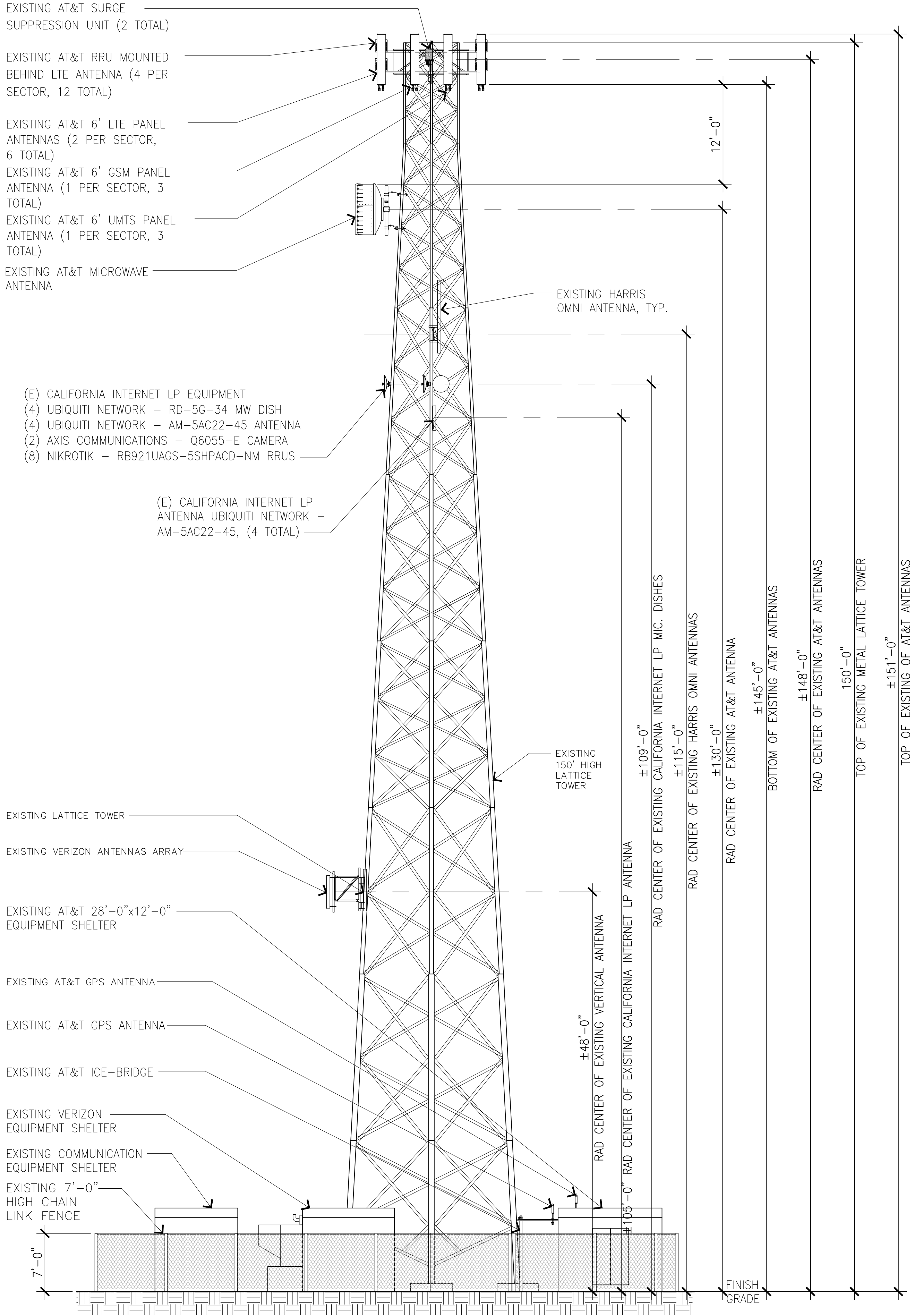
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(E) CALIFORNIA INTERNET LP EQUIPMENT LAYOUT PLANS



(E) NORTH-WEST ELEVATION



(E) NORTH-EAST ELEVATION



200 SPECTRUM, SUITE 1700
IRVINE, CA 92618

PROJECT INFORMATION:

(CUP RENEWI)
84526
PORTAL RIDGE
43758 LAKEVIEW ROAD
LAKE HUGHES, CA 93532

CURRENT ISSUE DATE:

08/13/21

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

| | | | |
|---|----------|------------------------------|-----|
| A | 12/04/20 | 90% CD, ISSUED FOR REVIEW | VGO |
| B | 07/26/21 | 100% CDS, REV'D PER REDLINES | IBK |
| C | 08/13/21 | 100% CDS, REV'D PER REDLINES | IBK |
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PLANS PREPARED BY:



CONSULTANT:



DRAWN BY: CHK.: APV.:

GO PAD JN

LICENSURE:

SHEET TITLE:

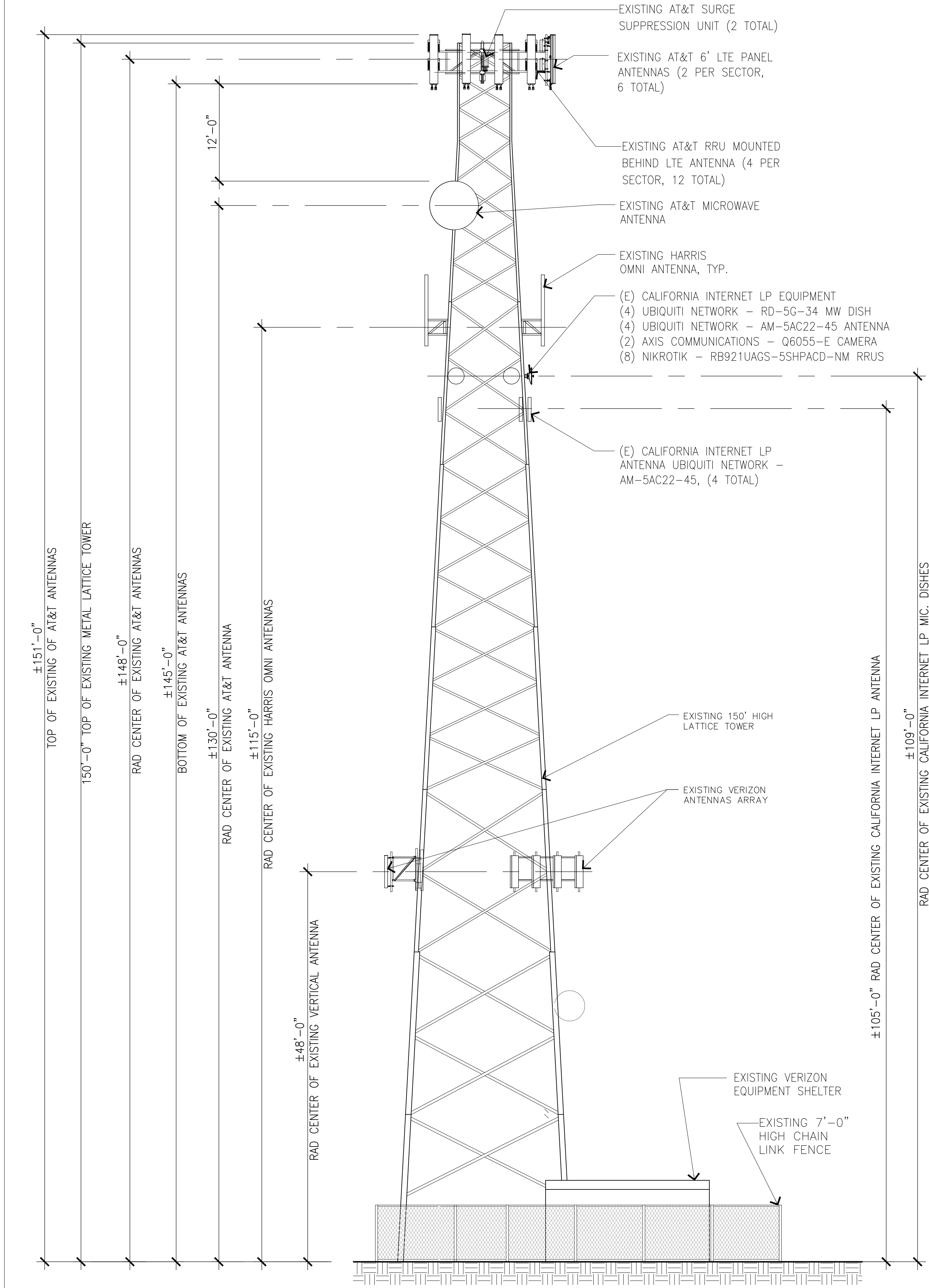
EXIST. NORTH-EAST AND
NORTH-WEST
ELEVATIONS

SHEET NUMBER: REVISION:

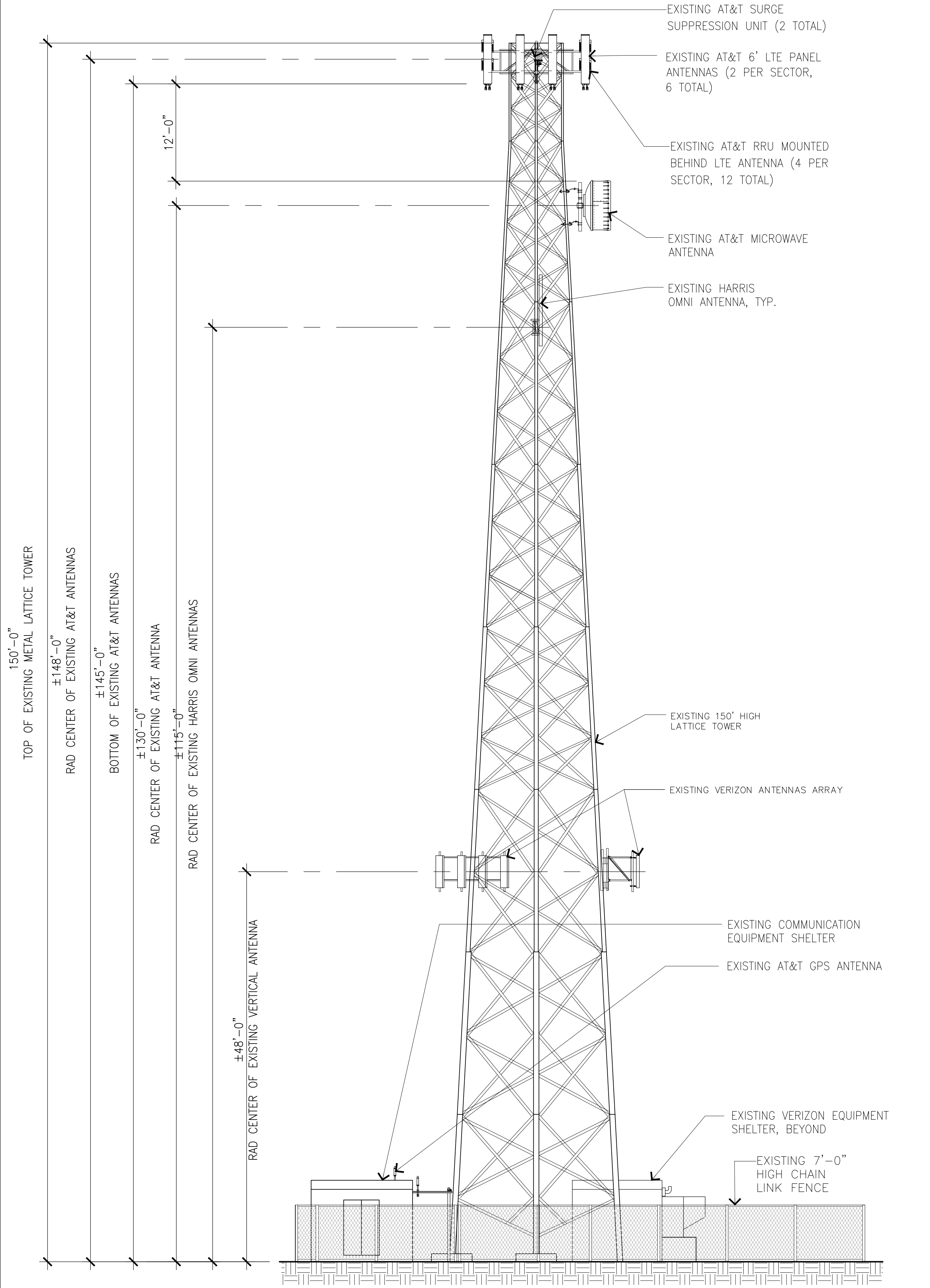
A-5

C

845256



(E) SOUTH-EAST ELEVATION



(E) SOUTH-WEST ELEVATION



200 SPECTRUM, SUITE 1700
IRVINE, CA 92618

PROJECT INFORMATION:

(CUP RENEWI)
84526
PORTAL RIDGE

43758 LAKEVIEW ROAD
LAKE HUGHES, CA 93532

CURRENT ISSUE DATE:

08/13/21

ISSUED FOR:

ZONING

REV.: DATE: DESCRIPTION: BY:

| | | | |
|---|----------|------------------------------|-----|
| A | 12/04/20 | 90% CD, ISSUED FOR REVIEW | VGO |
| B | 07/26/21 | 100% CDS, REV'D PER REDLINES | IBK |
| C | 08/13/21 | 100% CDS, REV'D PER REDLINES | IBK |
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| | | | |
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PLANS PREPARED BY:



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CONSULTANT:



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DRAWN BY: CHK.: APV.:

GO PAD JN

LICENSURE:

SHEET TITLE:

EXIST. SOUTH-EAST AND
SOUTH-WEST
ELEVATIONS

SHEET NUMBER: REVISION:

A-6

C

845256



PROJECT NUMBER
PRJ2021-000439-(5)

HEARING DATE
July 19, 2022

REQUESTED ENTITLEMENT(S)
Conditional Use Permit ("CUP") No.
RPPL2021001137

PROJECT SUMMARY

OWNER / APPLICANT

Jillianne Newcomer / Crown Castle

MAP/EXHIBIT DATE

August 13, 2021

PROJECT OVERVIEW

The applicant, Crown Castle, requests a CUP for the continued operation and maintenance of an existing wireless communications facility ("WCF") consisting of a 150-foot-high lattice tower and appurtenant facilities for Verizon and AT&T located in the A-2-2.5 (Heavy Agricultural - 2.5 Acre Minimum Required Lot Area) Zone. No change or modification is proposed. The WCF is previously authorized by CUP 00-195.

LOCATION

43758 Lakeview Road, Lake Hughes, CA 93532

ACCESS

Portal Ridge Road

ASSESSORS PARCEL NUMBER(S)

3241-020-004

SITE AREA

40 Acres

GENERAL PLAN / LOCAL PLAN

Antelope Valley Area Plan

ZONED DISTRICT

Bouquet Canyon

LAND USE DESIGNATION

RL (Rural Land 20)

ZONE

A-2-2.5

PROPOSED UNITS

NA

MAX DENSITY/UNITS

NA

COMMUNITY STANDARDS DISTRICT

Elizabeth Lake & Lake Hughes CSD

ENVIRONMENTAL DETERMINATION (CEQA)

Class 1 Categorical Exemption – Existing Facilities

KEY ISSUES

- Consistency with the General Plan and Area Plan
- Satisfaction of the following portions of Title 22 of the Los Angeles County Code:
 - 22.158.050 (Conditional Use Permit Findings and Decision Requirements)
 - 22.16.050 (Development Standards for A-1 and A-2)

CASE PLANNER:

Soyeon Choi

PHONE NUMBER:

(213) 974 – 6443

E-MAIL ADDRESS:

schoi@planning.lacounty.gov

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING
DRAFT FINDINGS OF THE HEARING OFFICER
AND ORDER
PROJECT NO. PRJ2021-000439-(5)
CONDITIONAL USE PERMIT NO. RPPL2021001137

RECITALS

1. **HEARING DATE(S).** The Los Angeles County ("County") Hearing Officer conducted a duly-noticed public hearing in the matter of Conditional Use Permit ("CUP") No. **RPPL2021001137** on July 19, 2022.
2. **ENTITLEMENT(S) REQUESTED.** The permittee, Crown Castles, LLC ("Permittee"), requests the CUP to authorize the continued operation and maintenance of an existing unmanned wireless communications facility ("WCF") consisting of a 150-foot-high lattice tower and appurtenant facilities for AT&T and Verizon ("Project") on a property located at 43758 Lakeview Road ("Project Site") in the unincorporated community of Lake Hughes in the A-2-2.5 (Heavy Agricultural - 2.5-Acre Minimum Required Lot Area) zone pursuant to Los Angeles County Code ("County Code") Section 22.16.030 (Land Use Regulations, Agricultural Zones).
3. **PREVIOUS ENTITLEMENT(S).** CUP No. 00-195 authorized the construction of the subject WCF at the Project Site on August 10, 2001. There were multiple Revised Exhibit "A"s which authorized minor modifications of the WCF since 2014. A grant term extension was approved on April 22, 2014 pursuant to Condition No. 7 for additional ten (10) years from August 3, 2011 to August 3, 2021.
4. **LAND USE DESIGNATION.** The Project Site is located within the Rural Land 20 (RL 20 – One Dwelling Unit per 20 Acres) land use category of the Antelope Valley Area Plan ("Area Plan") Land Use Policy Map, a component of the General Plan.
5. **ZONING.** The Project Site is currently zoned A-2-2.5. Pursuant to County Code Section 22.16.030 (Land Use Regulations, Agricultural Zones), a CUP is required for radio and television stations and towers, a use deemed most similar to a WCF, in the A-2 zone.

6. **SURROUNDING LAND USES AND ZONING**

| LOCATION | AREA PLAN LAND USE POLICY | ZONING | EXISTING USES |
|----------|---------------------------|---------|---------------|
| NORTH | RL20 | A-2-2.5 | Vacant |
| EAST | RL20 | A-2-2.5 | Vacant |
| SOUTH | RL20 | A-2-2.5 | Vacant |
| WEST | RL20 | A-2-2.5 | Vacant |

7. PROJECT AND SITE PLAN DESCRIPTION.

A. Existing Site Conditions

The subject property consists of one 40-acre lot that is a rectangular in shape with a sloping topography. The lot is also developed with a single-family residence, which is located to the north of the WCF and Portal Ridge Road. The WCF is located at the top of the hill at the central portion of the lot. The rest of the lot area remains undeveloped.

B. Site Access

The Project Site is accessible via Portal Ridge Road (also called Ash Tree Drive), which is an approximately 12-foot-wide unimproved private road that bisects the subject property in an east-west direction. Portal Ridge Road turns into Lakeview Road, which connects to Elizabeth Lake Road, a mapped Limited Secondary Highway on the County Master Plan of Highways, to the south.

C. Site Plan

The site plan depicts the existing unmanned WCF consisting of a 150-foot-high lattice tower within a 2,500-square-foot lease area enclosed with seven-foot-tall chain link fence. The lattice tower is located between the two (2) existing equipment shelters and two (2) existing generators. The tower is mounted with eight (8) panel antennas and four (4) remote radio units ("RRU"s) for Verizon at 48 feet above grade, and 12 antennas and six (6) RRUs for AT&T at 148 feet. Each carrier has its own fully enclosed equipment shelters and backup generators surrounding the tower. One microwave antenna for AT&T is mounted at approximately 135 feet above ground. A 336-square-foot shelter for AT&T is located to the west of the lattice tower, and a 220-square-foot shelter for Verizon is to the east.

D. Parking

Pursuant to Section 22.112.070.B (Parking) of the County Code, the required parking provided for uses not specified in the County Code may be determined by the Director of Los Angeles County Department of Regional Planning ("LA County Planning") to prevent traffic congestion and excessive on-street parking. The existing WCF is unmanned and requires only periodic maintenance, which is not anticipated to generate significant traffic. There are ample parking spaces available on the property. No designated parking space is required.

- 8. PUBLIC COMMENTS.** Prior to the public hearing, LA County Planning staff ("staff") received a comment letter dated August 10, 2021 from the Lakes Town Council in support of the Project.
- 9. AGENCY RECOMMENDATIONS.** The project has no changes, therefore, review by other County Departments is not necessary.
- 10. CEQA DETERMINATION.** Prior to the Hearing Officer's public hearing on the Project, LA County Planning staff determined that the Project qualified for a Class 1, Existing

Facilities, categorical exemption from the California Environmental Quality Act (Public Resources Code section 21000, et seq.) (“CEQA”), the State CEQA Guidelines, and the Environmental Document Reporting Procedures and Guidelines for the County. The Project is exempt because it is a continuation of an existing use and no exceptions to the categorical exemption apply to the Project per section 15300.2 of the California Code of Regulations. The Project Site is not located within or near a historical resource, a hazardous waste site, or a scenic highway. The nearest Scenic Drive as designated in the Area Plan is Elizabeth Lake Road, which is approximately within 1,800 feet to the south and at a slightly lower grade compared to the Project Site. However, the Project Site is limited to a small lease area and no change is proposed to the existing tower. No exceptions to the categorical exemptions apply to the Project per Section 15300.2 of the California Code of Regulations. Therefore the Project will not create a significant effect on the environment and a categorical exemption is appropriate for the Project.

GENERAL PLAN CONSISTENCY FINDINGS

11. **LAND USE POLICY.** The Hearing Officer finds that the Project is consistent with the goals and policies of the Area Plan. The subject property is currently located within the RL20 land use designation, which is intended for single-family homes at a maximum density of one dwelling unit per 20 acres, and for the preservation of important ecological resources in the area. Although a WCF is not specifically mentioned in this rural land use designation, communication facilities are considered necessary infrastructure and utilities to support the underlying as well as intended land uses such as single-family residences. The Project is an established WCF since 2001 and serves an important coverage in this community.

12. **GOALS AND POLICIES (General Plan).** The Hearing Officer finds that the following policies of the General Plan are applicable to the proposed project:

- *General Plan Public Services and Facilities Policy PS/F 6.2: “Improve existing wired and wireless telecommunications infrastructure.”*

The Project is a vital part of the existing telecommunications infrastructure in the area. The existing WCF contains antennas and other equipment for two (2) carriers that provide coverage to the surrounding area and share the capacity. Based on the AT&T propagation maps, the existing WCF provides an important coverage service to the areas north and south of Elizabeth Lake Road. Without the existing WCF, there will be a coverage gap caused by the lack of high-band infrastructure in the immediate area for customers.

- *General Plan Public Services and Facilities Policy PS/F 6.3: “Expand access to wireless technology networks, while minimizing impacts through co-location and design.”*

The Project will help maintain the existing level wireless telecommunications service in the area. The Project WCF has minimal impact due to its location, distanced from other surrounding uses and public streets. Furthermore, the existing WCF has been able to

accommodate the co-location of two carriers, AT&T and Verizon. All associated equipment for the carriers have been periodically maintained and continuously upgraded to provide more effective telecommunication services for approximately two decades.

- *General Plan Public Services and Facilities Policy PS/F 6.4: “Protect and enhance utility facilities to maintain the safety, reliability, integrity and security of utility services.”*

The Project will help maintain the existing level of wireless telecommunications service in the area and allow future upgrades as needed. The Project area is classified as rural, and it is important to maintain reliable communications facility especially during emergencies and for residents’ access to information. Continuing the existing wireless service will be essential for the public, both in normal routines and emergency situations, by having it readily available for the local communications network.

ZONING CODE CONSISTENCY FINDINGS

- 13. PERMITTED USE IN ZONE.** The Hearing Officer finds that the Project is consistent with the A-2-2.5 zoning classification. Although the County Code does not specify WCFs as a land use, Policy No. 01-2010 has determined that the land use most similar to WCF specified in Title 22 of the County Code is “radio and television stations and towers, including studios.” Radio and television stations and towers is a comparative land use to WCFs, which are permitted in such zone with a CUP pursuant to County Code Section 22.16.030 (Land Use Regulations for Agricultural Zones).
- 14. DESIGN.** The Hearing Officer finds that the existing WCF is required to meet development standards and camouflaging criteria, and to provide adequate visual screening and consider the neighborhood impacts in the Project’s vicinity. The Hearing Officer finds that the existing WCF is consistent with the requirements of Policy No. 01-2010. The existing lattice tower design is appropriate for the site and the surrounding area, which is mostly undeveloped or contains single-family residences. The WCF is not visible from the public streets due to the distance and topography, and the existing chain link fence will remain as is. Any new fencing constructed in the future will need to be in compliance with the requirements at the time. The ground-mounted appurtenant equipment is contained within the two (2) fully enclosed shelters not visible from the public right-of-way. Site photos show that the existing WCF appears compatible with surrounding area. No change is proposed to the WCF and the existing height of the tower allows for co-location of two (2) carriers (AT&T and Verizon).
- 15. HEIGHT.** The Hearing Officer finds that the Project is consistent with the height standard pursuant to County Code Section 22.16.050 (Development Standards for Agricultural Zones), which does not specify maximum height for non-single-family residences. Additionally, the subject WCF was approved in 2001 with 150 feet in height and maintaining the existing height is necessary to accommodate co-location of multiple carriers and ensure adequate service in the area.

16. **SIGNIFICANT ECOLOGICAL AREA.** The Hearing Officer finds that the Project site is currently located within the San Andreas Significant Ecological Area (“SEA”). However, the updated SEA Ordinance along with an updated map, which designated the subject property as an SEA, was adopted in 2019 and does not apply to the existing permitted facilities and uses such as the subject WCF.
17. **COMMUNITY STANDARDS DISTRICT.** The Hearing Officer finds that the Project site is located within Elizabeth Lake and Lake Hughes Community Standards District (“CSD”). No changes are proposed to the existing WCF and no CSD requirements are applicable to the WCF.
18. **RURAL OUTDOOR LIGHTING DISTRICT.** The Hearing Officer finds that the Project Site is located within the Rural Outdoor Lighting District and is subject to the applicable requirements in Chapter 22.80 (Rural Outdoor Lighting District) of the County Code. The WCF consists of lighting inside the wall only and will comply with the Rural Outdoor Lighting District standards and a CUP condition will require such compliance. Any lighting established at this location in the future would also be required to comply with these standards.

CONDITIONAL USE

19. **The Hearing Officer finds that the proposed use at the site will not adversely affect the health, peace, comfort, or welfare of persons residing or working in the surrounding area; will not be materially detrimental to the use, enjoyment, or valuation of property of other persons located in the vicinity of the site; and will not jeopardize, endanger, or otherwise constitute a menace to the public health, safety, or general welfare.** The Project is to permit the continued operation of an existing WCF without any changes. The WCF is located in a very low-density rural area and is sufficiently buffered from surrounding residences. The nearest residence other than the one on-site is approximately 2,000 feet away from the WCF to the west. The WCF has stealth design feature in the form of a faux utility tower, which is deemed appropriate for the rural setting, and the ground-mounted equipment are screened with enclosed shelters and fences to minimize visual impacts on the immediate vicinity. The WCF is not visible from Elizabeth Lake Road, the nearest public street, which is approximately in 1,800 feet to the south. The WCF will operate in accordance with Federal Communications Commission requirements to ensure public health and safe communications in the area. The existing WCF has operated at the Project Site for approximately two decades without creating a nuisance to the surrounding neighborhood. Additionally, the WCF will contribute to the public safety and general welfare as it provides means of communications and access to information in normal and emergency situations within a remote rural area.
20. **The Hearing Officer finds that the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.** The Project is an existing use located in the central part of a 40-acre property

and will not affect yards, walls, fences, access, or other development features in the community. The facility is screened with fences and accessed via an on-site driveway with sufficient width. The facility is unmanned and there is sufficient area for a maintenance vehicle parking space.

21. **The Hearing Officer finds that the proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.** The existing WCF is unmanned that require occasional maintenance and accessible from private streets that connect to Elizabeth Lake Road, an 80-foot wide Limited Secondary Highway as identified on the County Master Plan of Highways. Such roads have the capacity to accommodate the Project's maintenance.
22. The Hearing Officer finds that to ensure continued compatibility between the Project and the surrounding land uses, it is necessary to limit the CUP to 15 years.

ENVIRONMENTAL FINDINGS

23. The Hearing Officer finds that the Project is exempt from CEQA pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption). The Project involves the continued operation and maintenance of an existing WCF, with no change or modifications beyond what was approved previously. The Project Site is not located within or near a historical resource, a hazardous waste site, or a scenic highway. The Project is currently located within an SEA, but no change or modification is proposed to the WCF resulting in new impacts to the ecological resources. The nearest Scenic Drive is Elizabeth Lake Road as designated in the Area Plan, which is approximately 1,800 feet to the south running east and west and is at a lower grade compared to the Project Site. However, the Project Site is limited to a small lease area on a 40-acre lot and not visible from any public streets due to existing topography. The underlying use of the Project Site, an existing single-family residence, will remain unchanged. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. There are no exceptions to the exemption that apply to the Project and therefore a categorical exemption is appropriate.

ADMINISTRATIVE FINDINGS

24. **HEARING PROCEEDINGS.** *Reserved.*
25. **LEGAL NOTIFICATION.** The Hearing Officer finds that pursuant to Sections 22.222.120 (Public Hearing Procedure) of the County Code, the community was properly notified of the public hearing by mail, newspaper, Antelope Valley Press and La Opinion, and property posting. Additionally, the Project was noticed and case materials were available on LA County Planning's website. On June 9, 2022, a total of 10 Notices of Public Hearing were mailed to all property owners as identified on the County Assessor's record within a 1,000-foot radius from the Project Site, as well as 17 notices to those on the courtesy mailing list for the North Palmdale Zoned District and to any additional interested parties.

26. LOCATION OF DOCUMENTS. The location of the documents and other materials constituting the record of proceedings upon which the Hearing Officer's decision is based in this matter is at the LA County Planning, 13th Floor, Hall of Records, 320 West Temple Street, Los Angeles, California 90012. The custodian of such documents and materials shall be the Section Head of the North County Development Services Section, LA County Planning.

BASED ON THE FOREGOING, THE HEARING OFFICER CONCLUDES THAT:

- A. The proposed use with the attached conditions will be consistent with the adopted General Plan.
- B. The proposed use at the site will not adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, will not be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, and will not jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.
- C. The proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.
- D. The proposed site is adequately served by highways or streets of sufficient width and improved as necessary to carry the kind and quantity of traffic such use would generate, and by other public or private service facilities as are required.

THEREFORE, THE HEARING OFFICER:

- 1. Finds that the Project is exempt from the California Environmental Quality Act pursuant to State CEQA Guidelines section 15301 (Class 1, Existing Facilities categorical exemption); and
- 2. Approves **CONDITIONAL USE PERMIT NO. RPPL2021001137**, subject to the attached conditions.

ACTION DATE: July 19, 2022

SD:SC

7/7/22

c: Hearing Officer, Zoning Enforcement, Building and Safety

LOS ANGELES COUNTY
DEPARTMENT OF REGIONAL PLANNING

DRAFT CONDITIONS OF APPROVAL
PROJECT NO. PRJ2021-000439-(5)
CONDITIONAL USE PERMIT NO. RPPL2021001137

PROJECT DESCRIPTION

The project is to authorize the continued operation and maintenance of an existing unmanned wireless communications facility ("WCF") consisting of a 150-foot-high lattice tower and appurtenant facilities located in a total of 2,500-square-foot lease area subject to the following conditions of approval:

GENERAL CONDITIONS

1. Unless otherwise apparent from the context, the term "permittee" shall include the applicant, owner of the property, and any other person, corporation, or other entity making use of this grant.
2. This grant shall not be effective for any purpose until the permittee, and the owner of the subject property if other than the permittee, have filed at the office of the Los Angeles County ("County") Department of Regional Planning ("LA County Planning") their affidavit stating that they are aware of and agree to accept all of the conditions of this grant, and that the conditions of the grant have been recorded as required by Condition No. 6. Notwithstanding the foregoing, this Condition No. 2 and Condition 3, 4, and 8 shall be effective immediately upon the date of final approval of this grant by the County.
3. The permittee shall defend, indemnify, and hold harmless the County, its agents, officers, and employees from any claim, action, or proceeding against the County or its agents, officers, or employees to attack, set aside, void, or annul this permit approval, which action is brought within the applicable time period of Government Code section 65009 or any other applicable limitations period. The County shall promptly notify the permittee of any claim, action, or proceeding and the County shall reasonably cooperate in the defense. If the County fails to promptly notify the permittee of any claim, action, or proceeding, or if the County fails to cooperate reasonably in the defense, the permittee shall not thereafter be responsible to defend, indemnify, or hold harmless the County.
4. In the event that any claim, action, or proceeding as described above is filed against the County, the permittee shall within ten days of the filing make an initial deposit with LA County Planning in the amount of up to \$5,000.00, from which actual costs and expenses shall be billed and deducted for the purpose of defraying the costs or expenses involved in LA County Planning's cooperation in the defense, including but not limited to, depositions, testimony, and other assistance provided to permittee or permittee's counsel.

If during the litigation process, actual costs or expenses incurred reach 80 percent of the amount on deposit, the permittee shall deposit additional funds sufficient to bring

the balance up to the amount of \$5,000.00. There is no limit to the number of supplemental deposits that may be required prior to completion of the litigation.

At the sole discretion of the permittee, the amount of an initial or any supplemental deposit may exceed the minimum amounts defined herein. Additionally, the cost for collection and duplication of records and other related documents shall be paid by the permittee according to County Code Section 2.170.010.

5. If any material provision of this grant is held or declared to be invalid by a court of competent jurisdiction, the permit shall be void and the privileges granted hereunder shall lapse.
6. Prior to the use of this grant, the permittee, or the owner of the subject property if other than the permittee, shall **record the terms and conditions** of the grant in the office of the County Registrar-Recorder/County Clerk ("Recorder"). In addition, upon any transfer or lease of the property during the term of this grant, the permittee, or the owner of the subject property if other than the permittee, shall promptly provide a copy of the grant and its conditions to the transferee or lessee of the subject property.
7. **This grant shall terminate on July 19, 2037.** Entitlement to use of the property thereafter shall be subject to the regulations then in effect. If the permittee intends to continue operations after such date, whether or not the permittee proposes any modifications to the use at that time, the permittee shall file a new Conditional Use Permit application with LA County Planning, or shall otherwise comply with the applicable requirements at that time. Such application shall be filed at least six (6) months prior to the expiration date of this grant and shall be accompanied by the required fee. In the event that the permittee seeks to discontinue or otherwise change the use, notice is hereby given that the use of such property may require additional or different permits and would be subject to the then-applicable regulations.
8. This grant shall expire unless used within ninety (90) days from the date of final approval of the grant. A single thirty (30) day time extension may be requested in writing and with the payment of the applicable fee prior to such expiration date. For the purposes of this provision, continued operation of the WCF and satisfaction of Condition No. 2 shall be considered use of this grant.
9. The subject property shall be maintained and operated in full compliance with the conditions of this grant and any law, statute, ordinance, or other regulation applicable to any development or activity on the subject property. Failure of the permittee to cease any development or activity not in full compliance shall be a violation of these conditions. No provision of any easement of any other encumbrance on the property shall exempt the permittee and/or property owner from compliance with these conditions and applicable regulations. Inspections shall be made to ensure compliance with the conditions of this grant as well as to ensure that any development undertaken on the subject property is in accordance with the approved site plan on file. The permittee shall deposit with the County the sum **\$1,000.00**, which shall be placed in a performance fund and be used exclusively to reimburse LA County Planning for all expenses incurred while inspecting the premises to determine the permittee's compliance with the conditions of this grant. The fund provides for

five (5) inspections. Inspections may be unannounced and may be conducted utilizing any available technologies, including, but not limited to, unmanned aircraft systems (UAS).

If additional inspections are required to ensure compliance with the conditions of this grant, or if any inspection discloses that the subject property is being used in violation of any one of the conditions of this grant, the permittee shall be financially responsible and shall reimburse LA County Planning for all additional enforcement efforts necessary to bring the subject property into compliance. The amount charged for additional inspections shall be \$200.00 per inspection, or the current recovery cost established by LA County Planning at the time any additional inspections are required, whichever is greater.

10. Notice is hereby given that any person violating a provision of this grant is guilty of a misdemeanor. Notice is further given that the Regional Planning Commission ("Commission") or a Hearing Officer may, after conducting a public hearing, revoke or modify this grant, if the Commission or Hearing Officer finds that these conditions have been violated or that this grant has been exercised so as to be detrimental to the public's health or safety or so as to be a nuisance, or as otherwise authorized pursuant to Chapter 22.238 of the County Code.
11. All development pursuant to this grant must be kept in full compliance with the County Fire Code to the satisfaction of the County Fire Department.
12. All development pursuant to this grant shall conform with the requirements of the County Department of Public Works ("DPW") to the satisfaction of said department.
13. All development pursuant to this grant shall comply with the requirements of Title 22 of the County Code and of the specific zoning of the subject property, unless specifically modified by this grant, as set forth in these conditions, including the approved Exhibit "A," or a revised Exhibit "A" approved by the Director of LA County Planning ("Director").
14. The permittee shall maintain the subject property in a neat and orderly fashion. The permittee shall maintain free of litter all areas of the premises over which the permittee has control.
15. All structures, walls and fences open to public view shall remain free of graffiti or other extraneous markings, drawings, or signage that was not approved by LA County Planning. These shall include any of the above that do not directly relate to the business being operated on the premises or that do not provide pertinent information about said premises. The only exceptions shall be seasonal decorations or signage provided under the auspices of a civic or non-profit organization.

In the event of graffiti or other extraneous markings occurring, the permittee shall remove or cover said markings, drawings, or signage within 48 hours of such notification, weather permitting. Paint utilized in covering such markings shall be of a color that matches, as closely as possible, the color of the adjacent surfaces.

16. The subject property shall be developed and maintained in substantial conformance with the plans marked Exhibit "A." If changes to any of the plans marked Exhibit "A" are required as a result of instruction given at the public hearing, **one (1) digital copy of a modified Exhibit "A" shall be submitted to LA County Planning by September 19, 2022.**
17. In the event that subsequent revisions to the approved Exhibit "A" are submitted, the permittee shall submit **one (1) digital copy** of the proposed plans to the Director for review and approval. All revised plans must substantially conform to the originally approved Exhibit "A". All revised plans must be accompanied by the written authorization of the property owner(s) and applicable fee for such revision.

PERMIT-SPECIFIC CONDITIONS – CONDITIONAL USE PERMIT (WIRELESS TELECOMMUNICATIONS FACILITY)

18. The facility shall be operated in accordance with regulations of the California State Public Utilities Commission.
19. Upon completion of construction of the facility, the permittee shall provide upon request to the Zoning Enforcement Section of LA County Planning ("Zoning Enforcement") written certification that the radio frequency electromagnetic emissions levels comply with adopted Federal Communications Commission ("FCC") limitations for general population/uncontrolled exposure to such emissions when operating at full strength and capacity. If other WCFs are located on the subject property or on adjacent parcels, the aforementioned report shall include the radio frequency electromagnetic emissions of said WCFs.
20. Insofar as is feasible, the permittee shall cooperate with any subsequent applicants for WCFs in the vicinity with regard to possible co-location. Such subsequent applications will be subject to the regulations in effect at that time.
21. Any proposed WCF that will be co-locating on the proposed facility will be required to provide upon request the same written verification of emissions and include the cumulative radiation and emissions of all such facilities to Zoning Enforcement.
22. If any external lighting is proposed, including security lighting, it shall be on motion sensors, be of low intensity, fully shielded and directed away from any adjacent residences. Pole mounted lighting is prohibited on the leasehold unless the facility is disguised as a light pole. Antenna lighting is prohibited. Beacon lights are prohibited unless required by the Federal Aviation Administration.
23. Construction and maintenance of the facility shall be limited to the hours of 9:00 AM to 5:00 PM, Monday through Friday. Emergency repairs of the facility may occur at any time.
24. Placement and height of all pole mounted equipment shall be in substantial conformance with that shown on the approved Exhibit "A". The facility shall be built as depicted in the photo simulations presented at the public hearing.

25. One parking space for maintenance vehicles shall be provided. The space does not have to be dedicated solely to maintenance vehicles. Maintenance vehicles shall not block access to driveways or garages.
26. The maximum height of the facility shall not exceed 150 feet above finished grade of the existing concrete pad, as shown on the Exhibit "A".
27. The permittee shall maintain current contact information with Zoning Enforcement.
28. The finished surface of the facility shall not be glossy or reflective in nature unless such finish is necessary to blend into existing design features. The finish shall be graffiti-resistant.
29. The facility shall be maintained in good condition and repair, and shall remain free of: general dirt and grease; chipped, faded, peeling or cracked paint; trash, debris, litter, cracks, dents, blemishes and discolorations; visible rust or corrosion on any unpainted metal areas. Any damage from any cause shall be repaired by the permittee within 30 days of notice. Weathered, faded or missing parts/materials used to disguise/camouflage the facility shall be maintained and/or replaced by the permittee within 30 days of notice.
30. Upon request, the permittee shall submit annual reports to Zoning Enforcement to show compliance with the maintenance and removal conditions.
31. The FCC Antenna Structure Registration site number, conditional use permit number, primary leaseholder's and facility manager's contact information shall be kept current and prominently displayed on the facility where it can be easily viewed from ground level.
32. The facility shall be secured by fencing, gates and/or locks as shown on the Exhibit "A". All new fencing or walls used for screening or securing the facility shall be composed of wood, vinyl, stone, concrete, stucco or wrought iron.
33. Upon termination of this grant or after the facility has ceased to operate; the permittee shall remove such facility and clear the site of all equipment within six months of the cease of operation date. The permittee shall restore the site as nearly as practicable to the condition prior to the installation of the subject facility. Failure to remove such facility as required herein shall constitute a public nuisance and be subject to appropriate enforcement actions by Zoning Enforcement and any other government agency. In the event the facility is not so removed within 90 days after the permittee's receipt of notice requiring removal, the County may itself cause the facility to be removed at the permittee's expense.
34. Appurtenant equipment boxes shall be screened or camouflaged.
35. New equipment added to the facility shall not compromise the stealth design of the facility.

PROJECT SITE-SPECIFIC CONDITIONS

36. The wireless tower shall be maximum 150 feet in height.
37. The name, address and telephone number of the service provider shall be displayed on the subject property.
38. All lighting for the facility, if any is provided, shall be in compliance with the standards of the Rural Outdoor Lighting District, pursuant to Sections 22.80.010 through 22.80.100 of the County Code.
39. Any grading, ground disturbance, removal of existing vegetation, planting of new vegetation, or any other activities that may affect the existing ecological resources may require Significant Ecological Area permits.



Los Angeles County
Department of Regional Planning
Planning for the Challenges Ahead



CONDITIONAL USE PERMIT BURDEN OF PROOF

Pursuant to Zoning Code Section 22.56.040, the applicant shall substantiate the following:

(Do not repeat the statement or provide Yes/No responses. If necessary, attach additional pages.)

- A. That the requested use at the location will not:
1. Adversely affect the health, peace, comfort or welfare of persons residing or working in the surrounding area, or
 2. Be materially detrimental to the use, enjoyment or valuation of property of other persons located in the vicinity of the site, or
 3. Jeopardize, endanger or otherwise constitute a menace to the public health, safety or general welfare.

The proposed is a CUP renewal for the continued use and operation of a tower owned by Crown Castle consisting of a Wireless Telecommunications Facility. The approval of this application will not adversely effect the health, peace, or welfare of persons residing or working in the surrounding area. Additionally, it will not be detrimental to the use of the existing property.

- B. That the proposed site is adequate in size and shape to accommodate the yards, walls, fences, parking and loading facilities, landscaping and other development features prescribed in this Title 22, or as is otherwise required in order to integrate said use with the uses in the surrounding area.

The existing Wireless Telecommunications facility is located in the back hills of Lake Hughes community. As such, there is no need for additional yards, fences, or parking. This site and its compound was built with no fences and is in accordance with Title 22.

- C. That the proposed site is adequately served:
1. By highways or streets of sufficient width, and improved as necessary to carry the kind and quantity of traffic such use would generate, and
 2. By other public or private service facilities as are required.

The site is adequately served by highways of sufficient width, and improved as necessary to carry the kind of traffic such use would generate and by other public or private facilities.

PROPOSED ENVIRONMENTAL DETERMINATION

DETERMINATION DATE: July 7, 2022
PROJECT NUMBER: PRJ2021-000439-(5)
PERMIT NUMBER(S): CUP RPPL2021001137
SUPERVISORIAL DISTRICT: 5
PROJECT LOCATION: 43759 Lakeview Road, Lake Hughes
OWNER: Richard and Michelle Burgass
APPLICANT: Crown Castle
CASE PLANNER: Soyeon Choi, Senior Regional Planner
schoi@planning.lacounty.gov

Los Angeles County ("County") completed an initial review for the above-mentioned project. Based on examination of the project proposal and the supporting information included in the application, the County proposes that an Exemption is the appropriate environmental documentation under the California Environmental Quality Act (CEQA). The project qualifies as a Class 1 Categorical Exemption under State CEQA Guidelines Section 15301 because the project is an existing facility and involves no substantial changes and no exceptions to the categorical exemption apply to the Project per Section 15300.2. The Project Site is not located within or near a historical resource, a hazardous waste site, or a scenic highway. The Project is currently located within a Significant Ecological Area, but no change or modification is proposed to the wireless communications facility and there are no new impacts to the ecological resources. The nearest Scenic Drive is Elizabeth Lake Road as designated in the Antelope Valley Area Plan, which is approximately 1,800 feet to the south running east and west and is at a slightly lower grade compared to the Project Site. However, the Project Site is limited to a small lease area on the 40-acre lot and not visible from any public streets. The underlying use of the Project Site, a single-family residence, is also existing and will remain unchanged. There is no significant effect due to unusual circumstances and no cumulative impacts are anticipated. It is not reasonably possible for the Project to have a significant effect on the environment due to unusual circumstances. There are no exceptions to the exemption that apply to the Project and therefore a categorical exemption is appropriate. Therefore, the project is categorically exempt from CEQA.

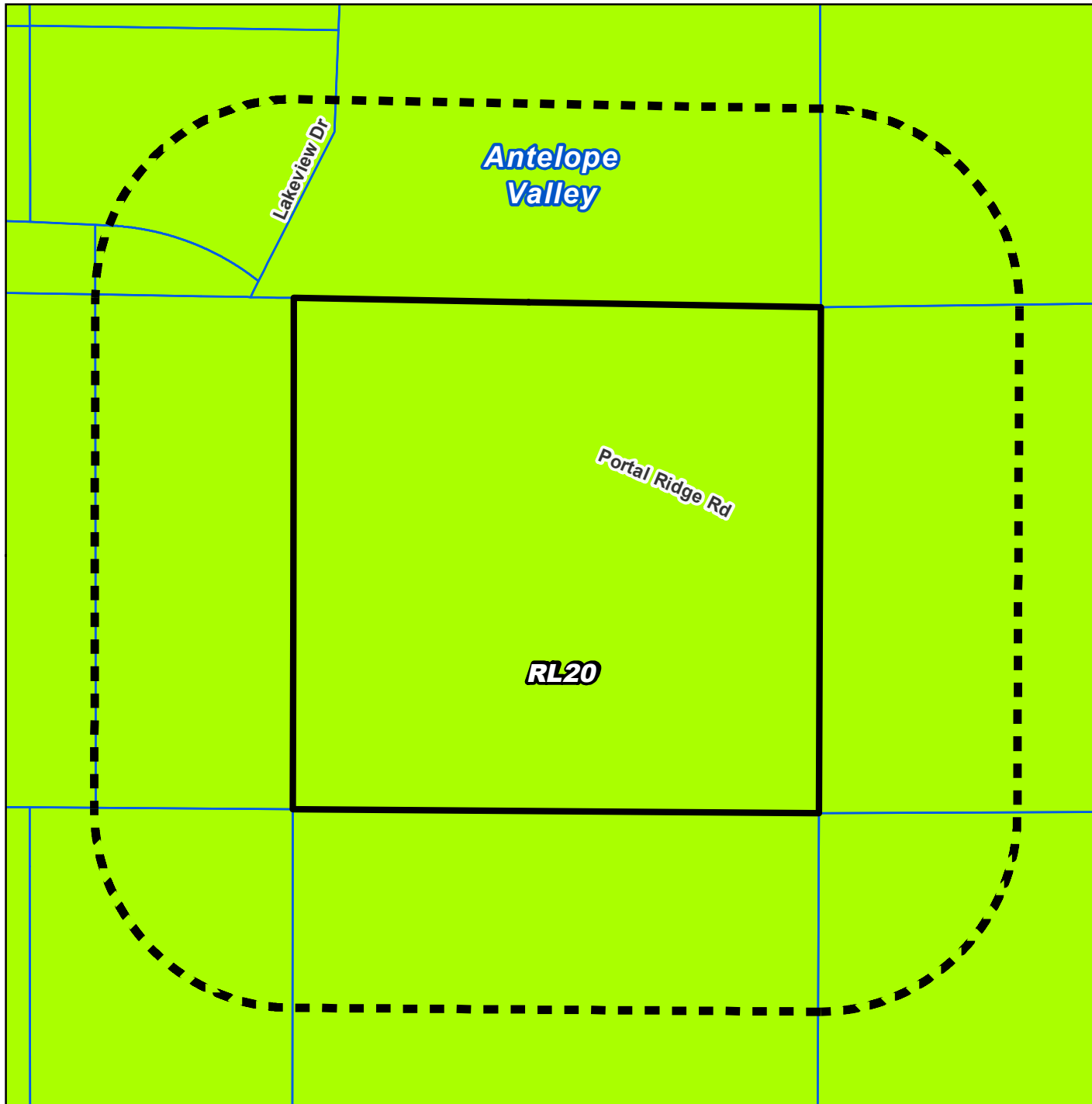
LAND USE POLICY

500-FOOT RADIUS MAP

PROJECT NO. PRJ2021-000439

CUP RPPL2021001137

 RL20 - Rural Land 20 (1 du / 20 gross ac)

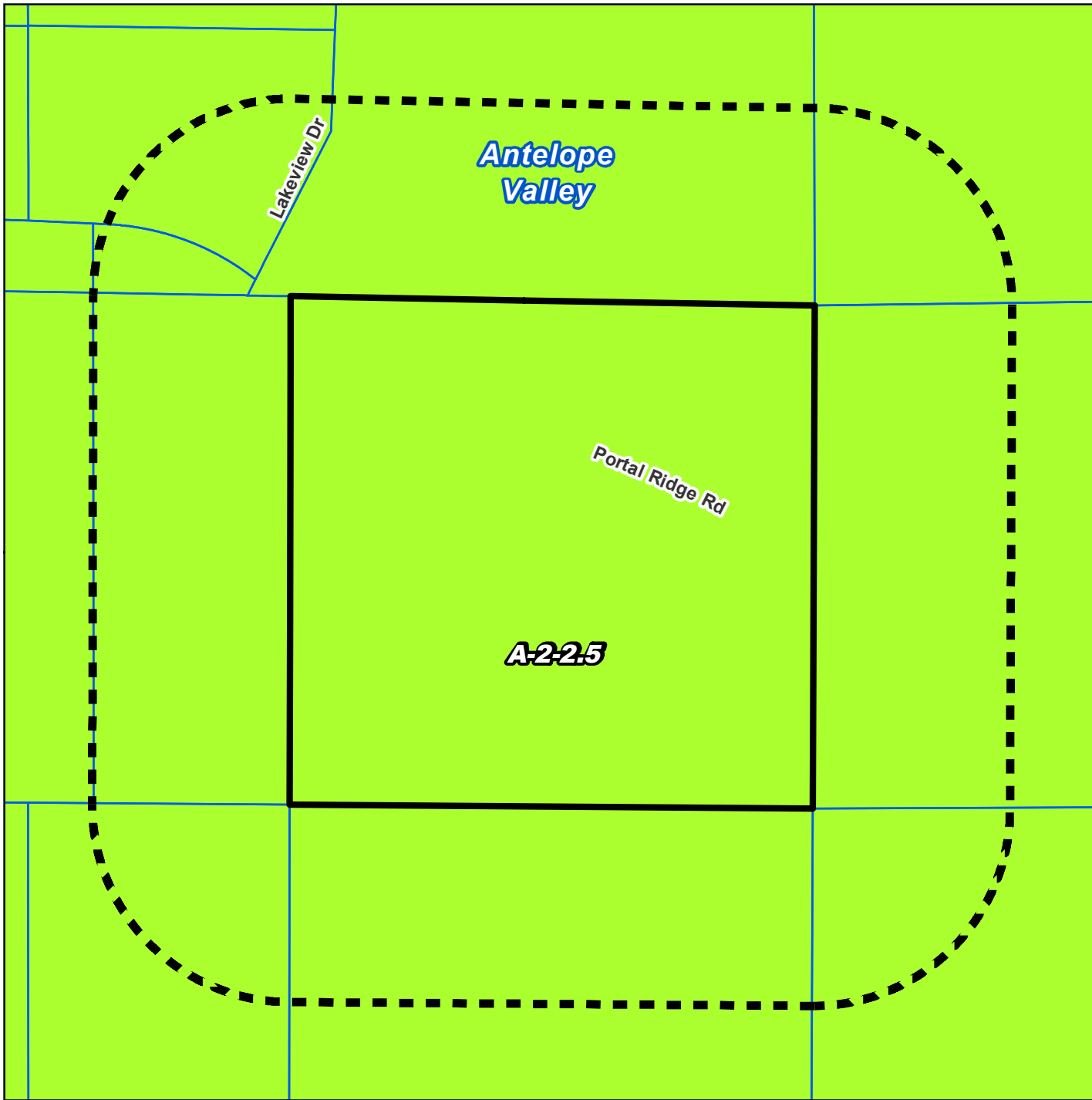


Feet
0 250 500



LA COUNTY
PLANNING

LOS ANGELES COUNTY
Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



ZONING

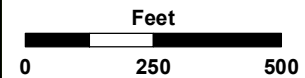
500-FOOT RADIUS MAP

PROJECT NO. PRJ2021-000439

CUP RPPL2021001137

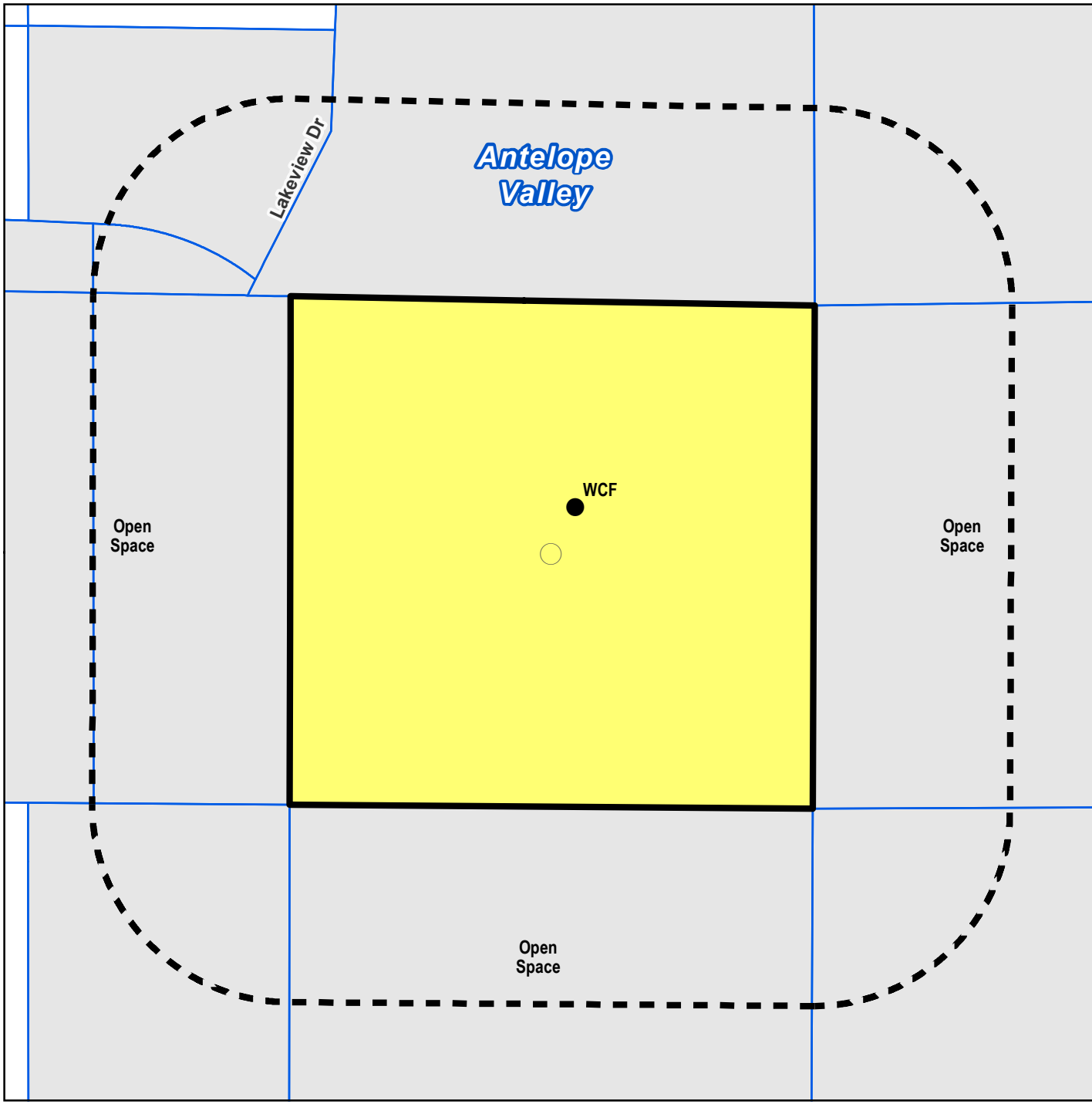


A-2 - Heavy



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Los Angeles, CA 90012






EXISTING LAND USE

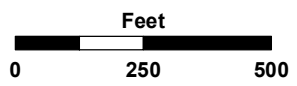
500-FOOT RADIUS MAP

PROJECT NO. PRJ2021-000439

CUP RPPL2021001137

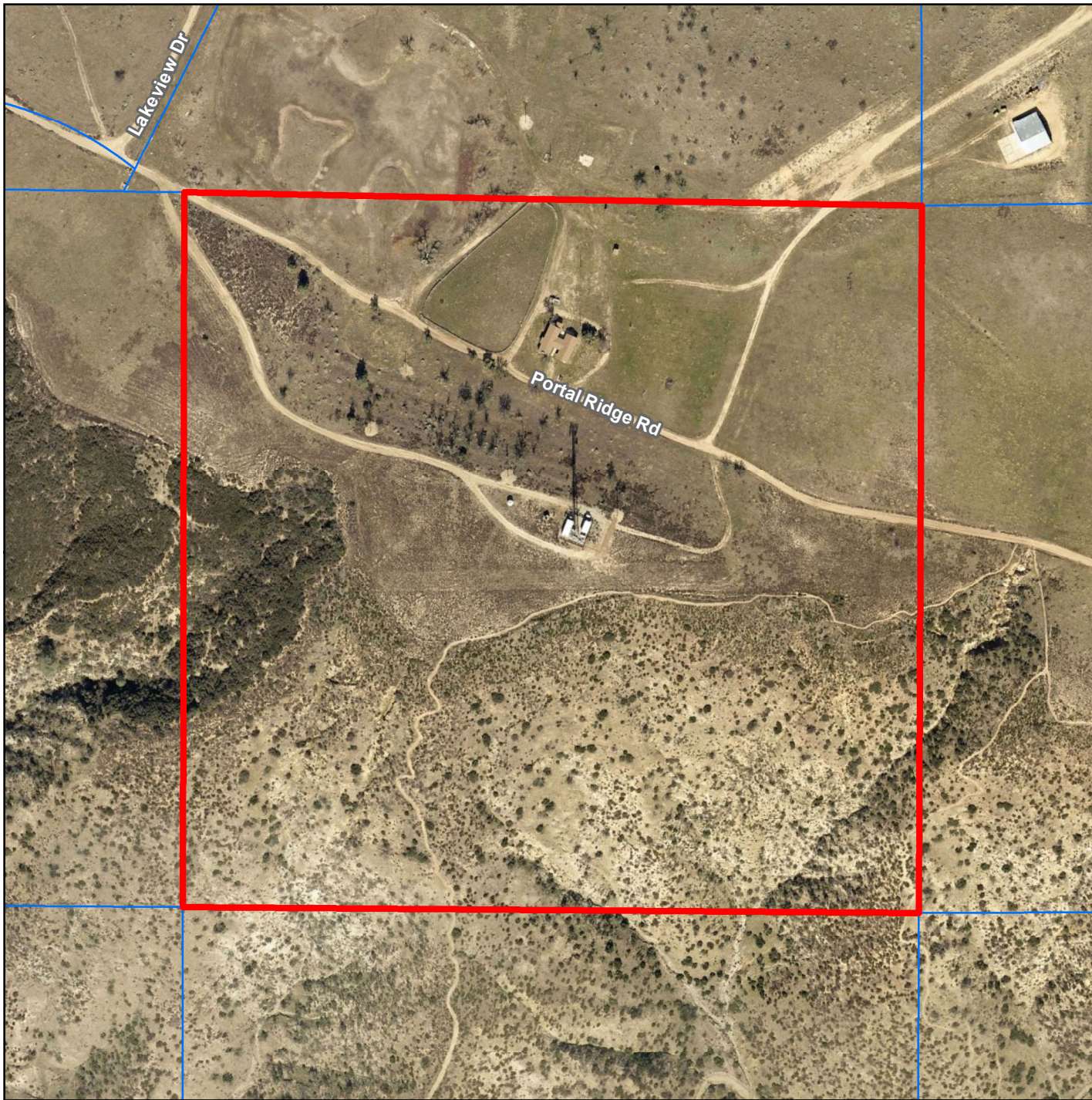
-  500-ft Standard Radius
- Existing Land Use (Assessor Use Codes)
-  Residential - Single Unit*
 -  Vacant

* Circles are generally applied to residential parcels. Empty circles indicate a single dwelling unit (DU), unless the parcel is symbolized as Vacant. Elsewhere, multi-unit residential parcels (where shown) are labeled with the number of DUs they contain.



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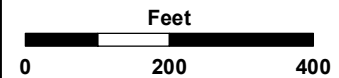
AERIAL IMAGERY

SITE-SPECIFIC MAP

PROJECT NO. PRJ2021-000439

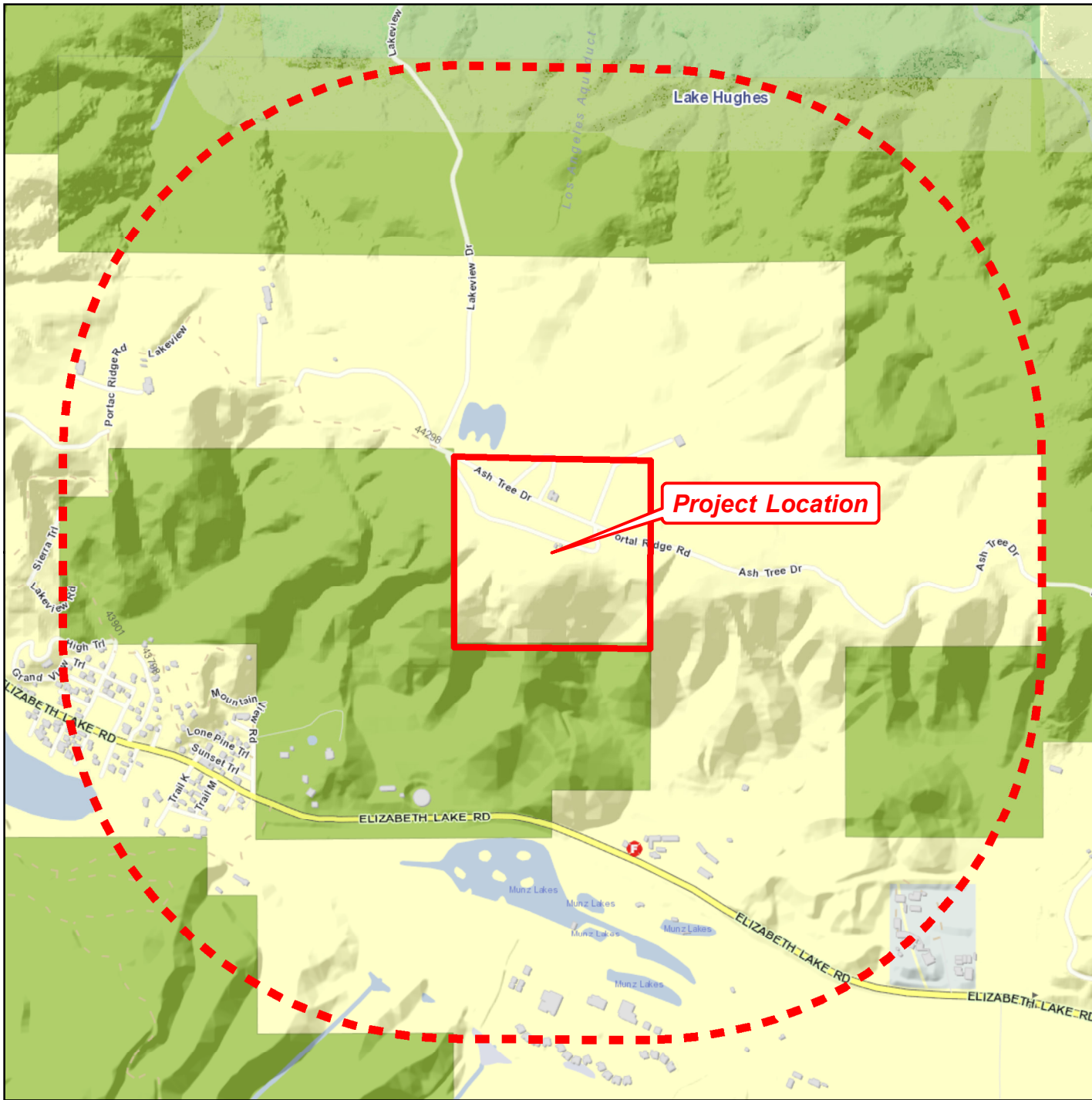
CUP RPPL2021001137

Digital Ortho Aerial Imagery:
Los Angeles Region Imagery
Acquisition Consortium (LARIAC)
2020



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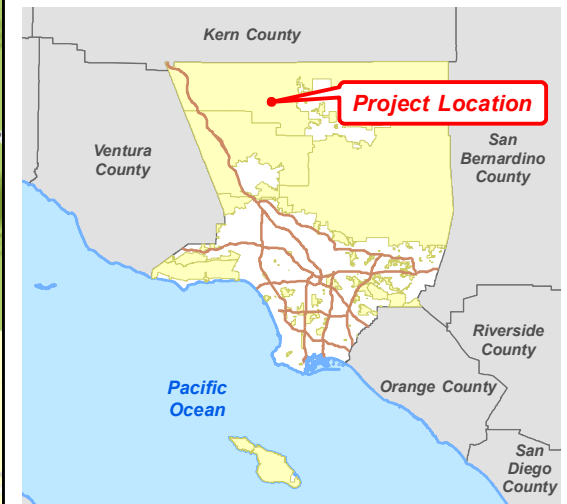


HALF-MILE RADIUS

LOCATOR MAP

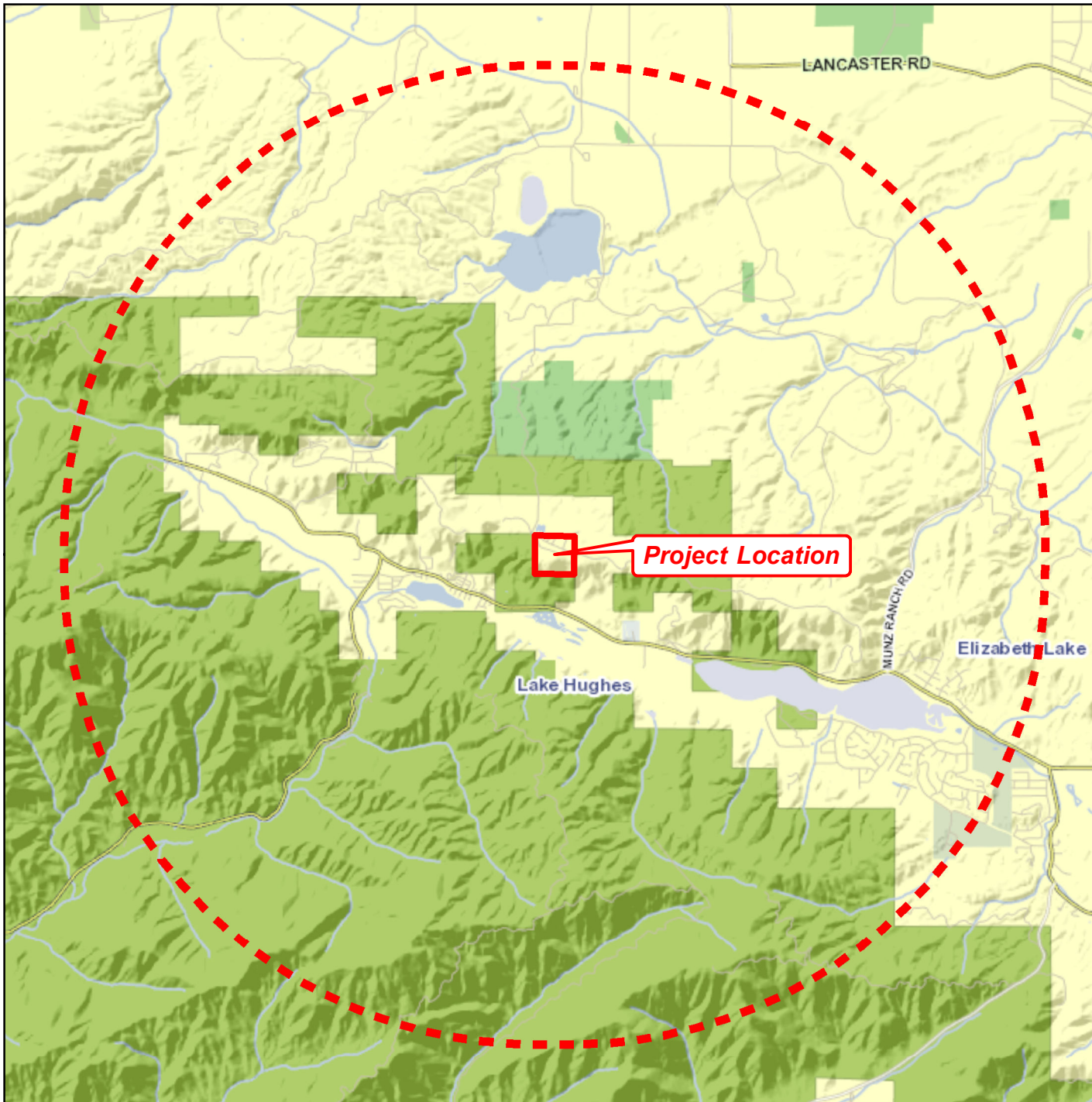
PROJECT NO. PRJ2021-000439

CUP RPPL2021001137



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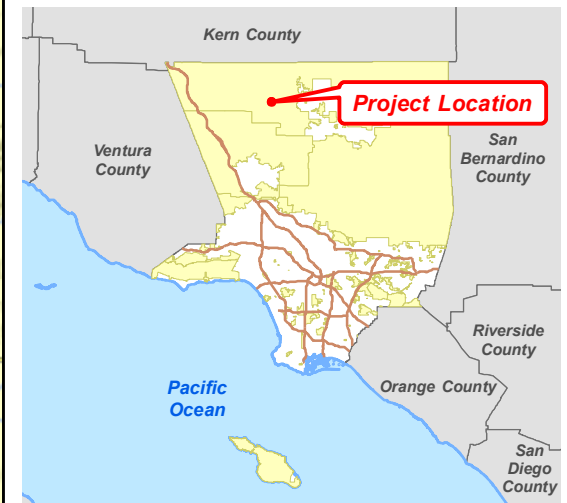


3-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2021-000439

CUP RPPL2021001137



LA COUNTY
PLANNING

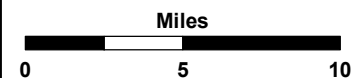
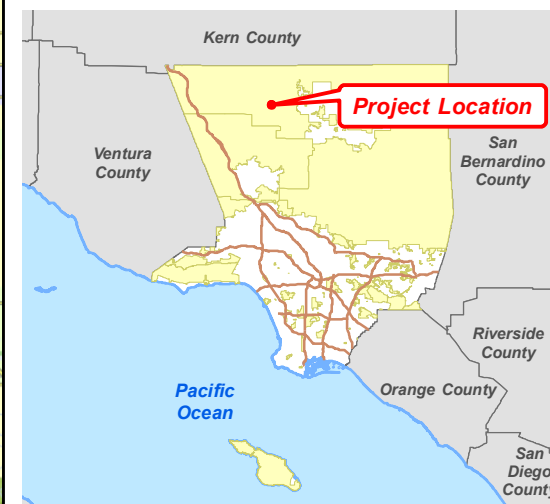
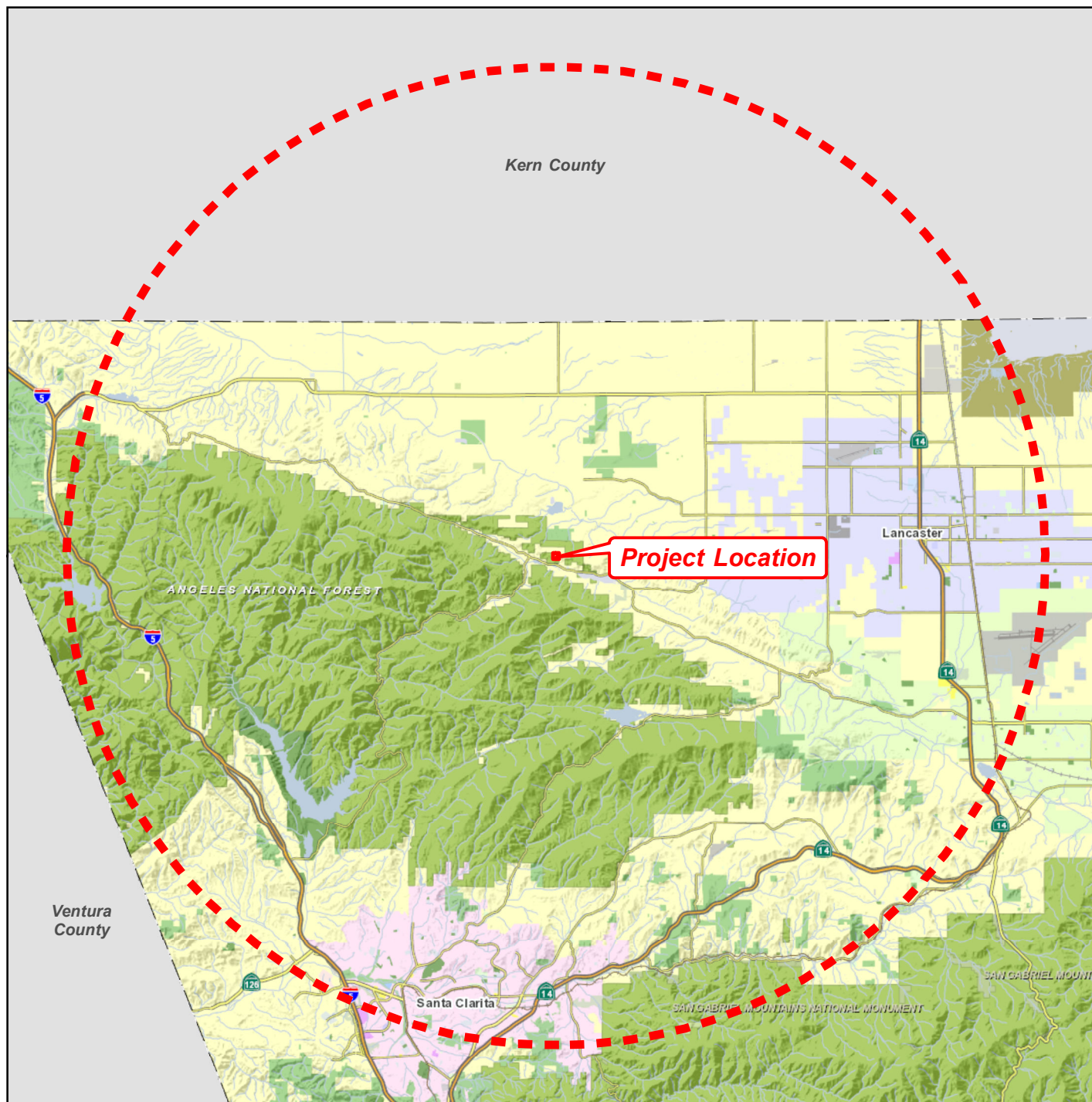
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20-MILE RADIUS

LOCATOR MAP

PROJECT NO. PRJ2021-000439

CUP RPPL2021001137



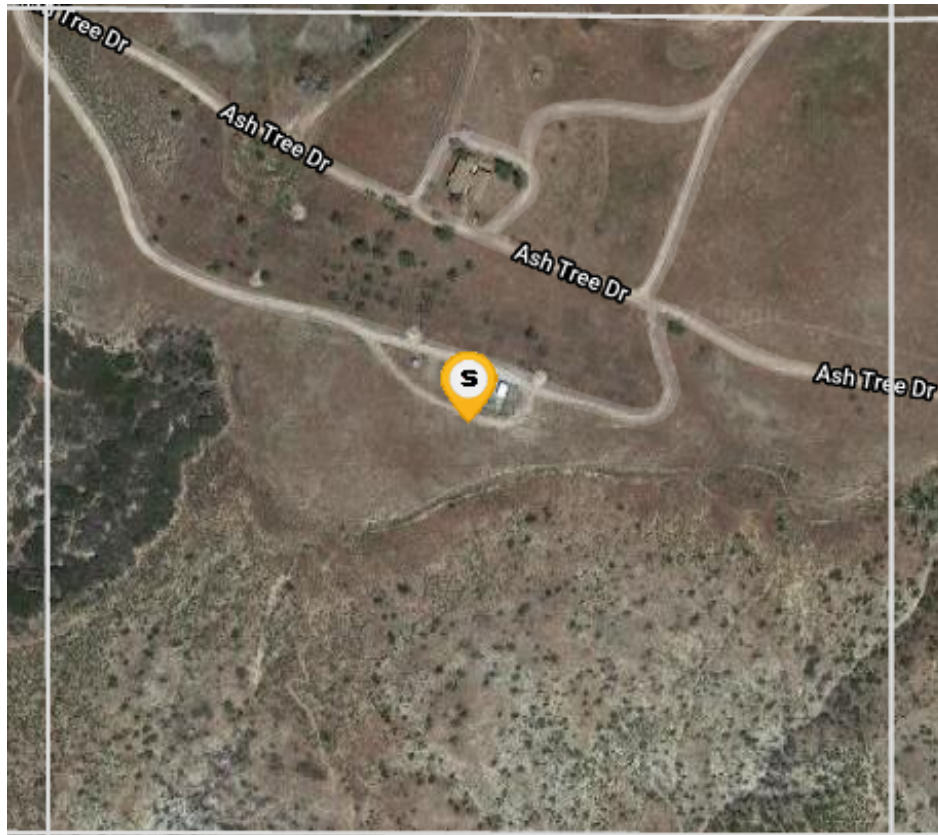
LA COUNTY
PLANNING

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Dept. of Regional Planning
320 W. Temple Street
Los Angeles, CA 90012



LAC986-845256/LAKE HUGHES LATTICE

Site Location: 43758 LAKEVIEW RD., LAKE HUGHES, CA 93532





Overall Site Photo





AT&T Justification Plots

Market Name: Los Angeles

Site ID: CLL01843 AT&T

Site Address: 43758 LAKEVIEW DRIVE LAKE HUGHES, CA 93532

Date: Aug 23, 2021



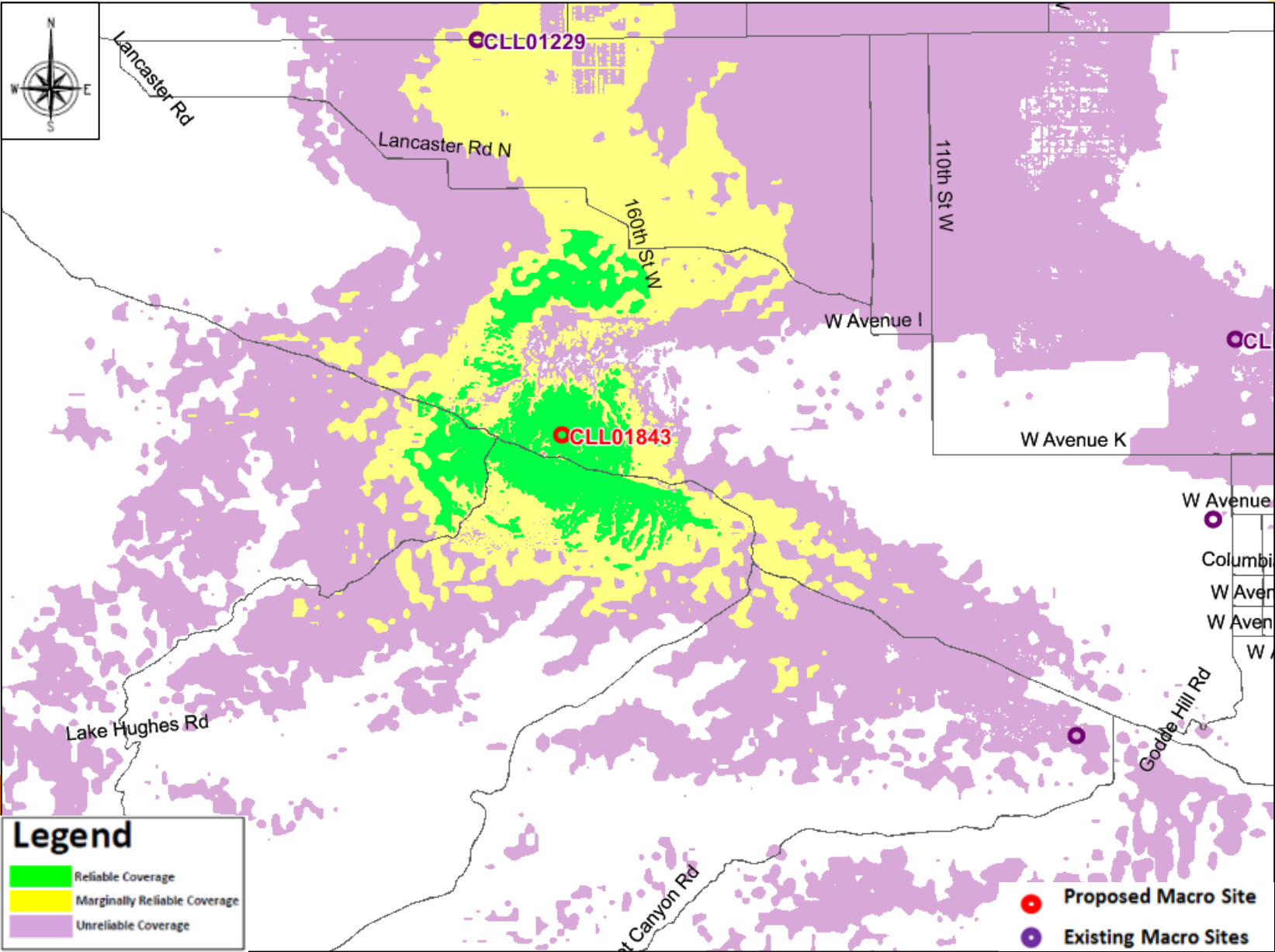
Assumptions

- ❖ Propagation of the site plots are based on our current Atoll (Design tool) project tool that shows the preferred design of the AT&T **4G-LTE** network coverage.
- ❖ The propagation referenced in this package is based on proposed LTE coverage of AT&T users in the surrounding buildings, in vehicles and at street level . For your reference, the scale shown ranges from good to poor coverage with gradual changes in coverage showing best coverage to marginal and finally poor signal levels.
- ❖ The plots shown are based on the following criteria:
 - **Existing:** Since LTE network modifications are not yet **On-Air**. The first slide is a snap shot of the area showing the existing site without LTE coverage in the AT&T network.
 - **The Planned LTE Coverage with the Referenced Site:** Assuming all the planned neighboring sites of the target site are approved by the jurisdiction and the referenced site is also approved and **On-Air**, the propagation is displayed with the planned legends provided.
 - **Without Target site:** Assuming all the planned neighboring sites are approved by the jurisdiction and **On-Air** and the referenced site is **Off-Air**, the propagation is displayed with the legends provided.









Coverage Legend

Rethink Possible®



In-Building Service: In general, the areas shown in dark green should have the strongest signal strength and be sufficient for most in-building coverage. However, in-building coverage can and will be adversely affected by the thickness/construction type of walls, or your location in the building (i.e., in the basement, in the middle of the building with multiple walls, etc.)

In-Transit Service: The areas shown in the yellow should be sufficient for on-street or in-the-open coverage, most in-vehicle coverage and possibly some in-building coverage.

Outdoor Service: The areas shown in the purple should have sufficient signal strength for on-street or in-the-open coverage, but may not have it for in-vehicle coverage or in-building coverage.

Soyeon Choi

From: Info LakesTC <info.lakestowncouncil@gmail.com>
Sent: Tuesday, August 10, 2021 4:42 PM
To: Jillianne Newcomer
Cc: President LakesTC; Soyeon Choi; Vice President LakesTC
Subject: Re: Crown Castle Wireless Telecommunications Facility - CUP Renewal (AT&T/Verizon) / County of Los Angeles - 43758 Lakeview Rd, Lake Hughes, CA

CAUTION: External Email. Proceed Responsibly.

Thanks, Julianne,

As long as there are no changes, we have no objections.

Sincerely,

Louisa Stephen
Secretary
Lakes Town Council
661.724.1298

On Fri, Aug 6, 2021 at 4:14 PM Jillianne Newcomer <jnewcomer@synergy.cc> wrote:

Good Afternoon,

I am following up on the requested feedback regarding our CUP Renewal.

I have included the planner handling this case for visibility in our effort.

Thank you. Have a great weekend!

Thanks,

Jillianne Newcomer

Telecom West

M: 951.382.2523

From: Jillianne Newcomer

Sent: Thursday, July 22, 2021 1:00 PM

To: info.lakestowncouncil@gmail.com

Subject: Crown Castle Wireless Telecommunications Facility - CUP Renewal (AT&T/Verizon) / County of Los Angeles - 43758 Lakeview Rd, Lake Hughes, CA

Importance: High

Good Afternoon,

I have filed an application with the County of Los Angeles Department of Regional Planning. Crown Castle is the owner of this facility and there are (2) carriers (AT&T/ Verizon) that collocate on the tower.

It is courtesy to provide notice to the local community to hear out any feedback in regards to this facility.

We are not proposing to modify or upgrade any equipment. This is strictly renewing the Conditional Use Permit to continue its operation in compliance within the jurisdiction.

Im attaching the drawings with further details of the carrier and equipment for your review.

Please let me know if you have any questions or concerns. Im happy to happy to assist in anyway I can.

Take care. Stay safe. 😊

Thanks,

Jillianne Newcomer

Telecom West

M: 951.382.252cc

JNewcomer@Synergy.cc

www.advantageengineers.com



a division of



advan

A NETWORK CONNECTION

[2500 Red Hill Ave, Suite 240](#)

[Santa Ana, CA 9270](#)